

MINUTES OF THE
CHARLOTTEVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

JULY 28, 1987 - 10:30 A.M.

COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Jack Rinehart, Chairman
Douglas Gilpin
Genevieve Keller
Carol Troxell

ABSENT

Lloyd Smith
John Allen

STAFF PRESENT

Fred Boger

A. MINUTES

Mr. Rinehart called the meeting to order at 10:35 a.m. and called for the consideration of the minutes. The minutes of May 26, June 23, and July 14 (special meeting) were approved with the following changes:

May 26, 1987 - Page 3, paragraph 6, line 6: delete comma after railing.

June 23, 1987 - Page 1, item A: correct spelling of Mr. Rinehart's name.

July 14, 1987 (Special Meeting) - Page 1, second sentence: delete architectural firm of Rancorn, Wildman, etc., and add in its place Sprigglane Investments.

Page 1, Mr. Rinehart's motion, first sentence: Substitute the word "in" for "on".

Item 1 of motion: Change to read "Preliminary drawings which are to include all architectural details, lighting, design, color scheme, and landscaping treatment....".

B. APPLICATION FOR CERTIFICATES OF APPROPRIATENESS

1) DBAR 85 - 8 - 40 408 East Market Street
 Maclin Building Condominiums

Mr. William Thacker, Jr., representing Mr. Henry Maclin was present and briefly presented the application. Information presented dealt with the outstanding items which have not been reviewed and approved by the Board. These items included:

Mr. Ed Eichman and Mr. Robert Paxton were present and briefly described the proposed project to the Board. Members of the Board expressed concern about the use of natural redwood for the trellis and columns and the type of lattice to be used. After visiting the site to view the rooftop, Mrs. Keller made the motion to approve the following exterior work:

- a) The construction of a roof deck and trellis as shown on the plans dated July 27, 1987.
- b) The redwood trellis and columns are to be stained the same color as the dryvit used on the building or a dark bronze color similar to the copper of the roof.
- c) A heavy lattice 5/16" by 1½", with horizontal and vertical slats must be used instead of the thinner lattice with diagonal slats.
- d) The lattice is to be stained to match the exterior of the building.
- e) The proposed railings are to match the existing railings used on the building.

The motion was seconded by Mr. Rinehart and passed by a majority vote of the members present. Mr. Gilpin abstained from voting on this project.

3) DBAR 87 - 7 - 88 204 Fifth Street, N. E.
Cornice Detail
Browne, Eichman, Dalgliesh, Gilpin
and Paxton, Applicant

Mr. Ed Eichman and Mr. Robert Paxton were present and briefly described the proposed cornice detail. They also presented to the Board the proposed brick and paint colors to be used on the building. The Board expressed concern about painting the brick above the proposed natural brick base. The Board preferred that the brick be left natural in color.

After further discussion, Mrs. Troxell made the motion to approve the following items:

- a) The cornice detail as submitted on the drawings.
- b) The use of Old Carolina Brick #250, left natural, for the base of the building and the use of brick for the upper floors.
- c) The elimination of the glass blocks from the facade scheme as originally submitted.

- d) The color scheme for the windows, railings and awnings which will be rust red or maroon.
- e) The Board urges the owner to pursue using natural brick on the total facade of the proposed building. However, approval was given to paint the brick above the natural brick base Benjamin Moore "GN - 57".

The motion was seconded by Mrs. Keller and passed by a majority vote of the members present with Mr. Gilpin abstaining.

- 4) DBAR 87 - 7 - 93 106 South Street
 South Street Executive Suites
 Cleveland Sheeran Architects,
 Applicant

Mr. Peter Wagner, representing the applicant, was present and briefly described the proposed exterior work on the rear of the building at 106 South Street. After a brief discussion, Mrs. Troxell made a motion to approve a Certificate of Appropriateness to install three 3' 6" x 6' 6" windows on the left rear wall of the building at 106 South Street with the condition that the wood trim on the new windows be painted the same color as the trim on the other windows on the building. The motion was seconded by Mr. Gilpin and it was unanimously passed by all members present.

C. OTHER BUSINESS

1) Election of Officers

Mrs. Troxell made a motion that Mr. Rinehart be elected Chairman and Mr. Gilpin Vice Chairman of the Downtown Board of Architectural Review for the term August 1, 1987 - July 31, 1988. The motion was seconded by Mrs. Keller and unanimously approved by vote of all members present.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMAN'S REPORT

There was none.

F. BOARD MEMBERS' REPORTS

There were none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none.

There being no further business, the meeting was adjourned at 11:45 a.m.

MINUTES OF THE
CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

JULY 28, 1987 - 4:00 P.M.

COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Ted Oakey, Chairman
Don Sours
Rob Freer
Douglas Gilpin
Larry Herbert
Elizabeth Booker

ABSENT

Robert Moje

STAFF PRESENT

Fred Boger

Mr. Oakey called the meeting to order at 4:03 p.m. and called for the consideration of the minutes.

A. MINUTES

Minutes of the May 28, 1987 regular meeting and the summary of action taken on June 23 and June 25, 1987 were unanimously approved as presented by all members present.

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

- 1) BAR 87 - 7 - 284 123 Bollingwood Road
Demolition and Porch Construction
Thomas Cowley, Applicant

Mr. Boger briefly presented the staff report which described the following proposed work:

- a) Removal of all exterior barns and horse stalls.
- b) Removal of side porch addition (enclosed area).
- c) Removal of all exterior shingles from house, leaving original siding.
- d) Repair of existing porch, continuing it around house to connect with breakfast room.
- e) Repair, patching, chalking and painting of all exterior siding.
- f) Removal of back porch; addition of two-and-a-half car garage with carport.
- g) Construction of two-story addition on west side of house for baths and laundry.
- h) Landscaping of site; move driveway.

Mr. Boger stated that staff has reviewed this application and are excited about the proposed restoration work on this historic building and grounds. However, we are concerned about the choice of paint color and the proposed garage addition.

It is our understanding that the applicant is considering painting the building white. However, we would suggest the Board defer approval of paint color until the siding has been removed. At that time, both Mr. Cowley and the Board should work together to develop an appropriate color scheme for the building, because the colors to be used on this building are a critical element which should be carefully studied.

The second concern is the proposed garage addition on the south side of the building. We believe that, instead of attaching it to the kitchen, a detached garage would be more architecturally compatible with the existing building. Another reason to support a detached garage is that it would have to be located behind the building and would be less detracting from the architectural character of the building.

Mr. Boger further stated that Mr. Cowley has prepared elevation drawings showing the proposed new porch extension.

Mr. Sours stated that he felt the application was incomplete and that it should be deferred until the next meeting. After a brief discussion, the Board determined that there was adequate information to proceed with consideration of this application.

Mr. Cowley was present and briefly explained the work proposed for this building. Mr. Cowley also stated that he would like to withdraw consideration of the proposed garage at this time so that he could further study where to locate the building on the site.

After a detailed discussion, Mr. Gilpin made the motion to approve a Certificate of Appropriateness for the following work on the dwelling at 123 Bollingwood Road:

- a) The removal of all exterior barns and horse stalls.
- b) The removal of the side porch addition (enclosed area).
- c) The removal of all exterior shingles from the house, leaving the original siding.
- d) The repair of the existing porch.
- e) The extension of the existing porch around the house to connect with the breakfast room provided the extension matches the existing porch details.

- f) The addition of a railing around the front porch. The pickets and railings used must be of exterior quality and design, not the type designed for interior use.
- g) The repair, patching and caulking of the exterior siding.
- h) The damaged siding may be replaced, provided the replacement boards match the existing siding in design and detail.
- i) The Board had several questions about the relocation of the driveway and it was decided that these questions can best be answered in the field. Therefore, the Board requests that Mr. Cowley lay out the location of the proposed driveway and call Fred Boger to arrange a time for the Chairman and one of the architect members of the Board to view the proposed location of the driveway. The Board authorized the Chairman and the architect to approve the location of this driveway while on the site.
- j) Since the proposed two-story addition on the west side of the house for baths and laundry is not visible from a public street, the Board was not required to take any action on this item. However, it recommended that the same roof materials, siding, design, and cornice detailing be used on this structure as on the main body of the house. The use of similar materials and detailing on this addition will help to preserve the architectural character of your dwelling.

The motion was seconded by Mrs. Booker and unanimously passed by all members present.

Following the motion, the following action was taken:

After reviewing the site/landscaping plan for this property, the Board found that additional information is necessary. Therefore, the plan must be revised to show all details of the proposed landscaping of the property. Items to be included are: approximate size of the garden area, all existing trees, trees to be removed, trees to replace ones being removed, detail of the screen at the end of the turn around in the driveway, type of paving brick to be used, and detail of the lattice fence. Samples of the lattice fence and paving brick must be submitted for review and approval.

The Board agreed with staff's recommendation on not reviewing the painting of the dwelling at this time. After the shingles are removed, and the porch extension constructed, Mr. Cowley should then carefully consider the colors for this dwelling. It is recommended that Mr. Cowley select several alternative color schemes and present them to the Board for review.

As requested by Mr. Cowley, the Board did not consider the proposed garage.

2) BAR 87 - 7 - 285 1002 West Main Street - Sign Appeal
Mr. Marco Rol, Applicant

Mr. Boger presented the staff report. After carefully reviewing the staff report, Mr. Oakey made the motion to deny the sign permit for the reasons outlined in the staff report. These reasons are:

- a) The total area of all signs permitted for any establishment cannot be greater than twelve square feet. The proposed signage exceeds this requirement.
- b) The maximum number of signs allowed for any establishment, except where the district regulations are more restrictive, is two.
- c) Since there is an existing free standing sign on the property, the Board found that the proposed projecting sign was not in keeping with the architectural character of the building and property.
- d) The use of stained oak is not a compatible color for a sign on this building. The background of the sign should be painted the same color as the background of the "Innovations" wall sign in order to provide a harmonious and compatible arrangement of sign colors on this building.
- e) A wall sign or hanging sign under the porch roof, if properly designed, would appear to be more in keeping with the character of the building.

Following the motion, the Board expressed a willingness to consider a revised sign application for a wall sign or hanging sign under the porch, provided complete details (accurate drawings) and proposed colors for the sign are submitted for review. The Board further noted that if Mr. Rol disagrees with their decision, he may appeal this decision to City Council within thirty (30) days.

3) BAR 87 - 4 - 281 408 North First Street
Proposed Fence
Mr. Douglas Smith, Applicant

Mr. Douglas Smith was present and briefly explained his proposed fence. The Board deferred action on this request to allow time for the members to visit the site and view the location of the fence.

On July 31, 1987, the Board voted by telephone to approve a Certificate of Appropriateness to erect a six foot high vertical board fence, approximately twenty feet in length and adjacent to the patio recently constructed in the rear yard of 408 North First Street. This approval is conditioned upon the fence being painted the same Richmond gray (HC - 96) as is used on the trim of the home on this property.

C. OTHER BUSINESS

1) Election of Officers.

By unanimous vote of the members present, the following officers were elected for the forthcoming year, August 1, 1987 - July 31, 1988:

Chairman - Robert Moje
Vice Chairman - Rob Freer
Secretary - Larry Herbert

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMAN'S REPORT

There was none.

F. BOARD MEMBERS' REPORTS

There were none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none.

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

FMB:bk