

THE BOARD OF ARCHITECTURAL REVIEW WAS HELD IN THE BASEMENT CONFERENCE ROOM AT CITY HALL ON THURSDAY, FEBRUARY 1, 1979 AT 10:00 A. M.

PRESENT: Mrs. Ruth Wadlington, Mrs. Lloyd Smith, Mr. John Farmer, Mr. Theo VanGroll and Mr. Edward Lay

ABSENT: Mrs. Charlotte Ramsey, Mr. Warren Martin

CITY OFFICIALS PRESENT: Mr. Muse

The meeting was called to order by Mrs. Wadlington. The minutes of the meetings on December 20, 1978, and January 4, 1979, were approved.

Mrs. Wadlington announced that the resolution adopted by Council on January 16, 1979, has been received. The Resolution grants a Special Permit for the Queen Charlotte Square project, and includes a number of special conditions.

Mr. Saunders and his Architect, Mr. Clarence Wenger, presented a preliminary design for proposed development on Hedge Street, between First St. and Second Street. Mr. Wenger apologized for the incompleteness of his drawings. He asked the Board to respond, in so far as possible, to the direction they were taking.

Mr. Lay asked for a Site Plan.

Mr. Van Groll asked for scale models of the buildings (to insert into an area model) in order to get an accurate feeling of the proposed development.

A general discussion of the immediate neighborhood followed. Mr. Van Groll and Mrs. Wadlington were concerned with off-street parking. Mr. Van Groll advised the Board to look carefully at the interior of the City blocks in the Historic District, and not just at the Architecture. Mrs. Wadlington asked about the height of the proposed structure in relation to the surrounding buildings. Mr. Van Groll was concerned with the length of the building. He invited Mr. Wenger to visit a Design Studio at the Architecture School to see student projects designed for the same site.

Mr. Wenger offered further explanation of his design, and commented on the building site. Mr. Van Groll asked to see alternative designs. He offered a scale model of the area to Mr. Wenger for his use in designing the project. Mr. Wenger expressed his appreciation and indicated that he would take advantage of the offer.

The Board agreed to establish the third Wednesday of each month as the regular meeting time. The next meeting will be on February 21, 1979, at 7:30 P. M. in the Basement Conference Room.

The Board discussed the current boundaries of the Historic District. Mr. Lay and Mr. Muse explained some of the irregularities in the boundary lines.

Mr. Lay reported on the activities of the Landmarks commission. The Commission is documenting buildings of architectural significance in Charlottesville, and preparing a book of information similar to the one documenting structures in

the Historic District. New Historic Districts may be suggested when the survey is complete.

Mr. Lay asked about the appointment of an alternate member to the Board of Architectural Review. Mrs. Wadlington answered that City Council has not yet made the appointment.

The subject of Queen Charlotte Square was brought up for discussion. Specifically, what will be required to obtain a Certificate of Appropriateness? Mrs. Wadlington stated that Mr. Norris, the Architect, has inquired about applying for a Certificate.

Mr. Lay responded by saying that the Board should ask for all information required by the Ordinance, plus any other requests that were contained in the Board's comments based on the 16 Savannah Criteria.

Mr. Farmer noted that the Board must see the final design of the plaza.

Mr. VanGroll said that the Architect for Queen Charlotte Square should make a presentation that will speak to the requirements of the Ordinance, and respond to the Board's earlier comments. Nothing else is required.

Mr. Farmer observed that the Architect has heard and read the comments of the Board based on the preliminary designs as presented in the application for a Special Permit. He has our input.

Mr. Lay asked the Board to review the comments based on the 16 Criteria. Mr. Lay first read the 3 concepts. Mr. VanGroll commented on concept #3.

Mr. Lay asked if the Board could talk about height, density and setbacks, the items listed by the Queen Charlotte developer in his successful application for a Special Permit. Mr. Farmer answered by saying that the Special Permit allows the developer to exceed the normal requirements for height, density and setback, but does not necessarily approve of the current design based on the relaxation of the normal requirements. If this Board thinks that the current design is inappropriate, no matter what the height, it should say so.

Mr. Lay noted that the 3rd and Jefferson St. corner is still bothersome. He said that we are responsible for maintaining the scale of the Historic District. We must make our feelings known.

Mr. Lay read the Board's comments based on the 16 Criteria. Some remarks related to specific criteria are noted below.

- #3 - Mr. Lay was concerned that the Board is understood not to be asking for a lot of little windows.
- #7 - Mr. VanGroll thought that the "curtain wall" is a strange detail for a building in the District.
- #12 - Mr. Lay thinks that the Board should discuss this with the Architect. He thinks that the Architect hasn't addressed himself to all of these issues.
- #13 - Mr. Mead Palmer has been retained for landscape and plaza design, according to an announcement by Mrs. Wadlington.

#16 - Mr. Lay observed that the Architect is caught here, and it's up to him to resolve the difficulty.

Mrs. Smith thought that the massing of the building would make it dangerous to go all the way to a vertical emphasis or a horizontal emphasis.

Mr. Lay observed that we have returned, once again, to a discussion of volumetrics. And, that's where we started, agreed Mr. VanGroll and Mrs. Smith.

Mrs. Wadlington and Mr. Lay discussed the changes in the High Street projections. Mr. Lay reminded the Board that it is difficult to talk about the design without being able to see the buildings across the street.

Mr. Lay asked about the sun angle studies that were requested by City Council. Mr. Farmer explained that the studies were presented to Council along with the Architect's drawings. Council did not comment on the sun and shadow studies he said.

Mr. VanGroll suggested that a revision of the Board's operating guidelines may become necessary. A lot has changed in the last two years, he said.

Mr. Lay suggested that the Board meet twice a month. Mrs. Smith added to this by saying that one meeting each month could be for presentations, and one for comments and decisions. Mr. VanGroll felt that the Board members need time to consider most cases ( as provided by the Ordinance) and should not try to make decisions at once. He suggested that a time limit could be placed on the presentation for each case. And it could be stated that a decision may not follow immediately.

Mr. Muse said that neither Mr. Saunders (the developer for Hedge St.) or Mr. Fisher (the developer of Queen Charlotte Square) have applied for a Certificate of Appropriateness.

The Board agreed that Mr. Saunders appearance before the Board today would count for his pre-application conference.

Mr. Lay suggested making the Board meetings and the Board's procedures more formal.

There was a brief discussion concerning materials to be submitted along with the applications.

Mrs. Wadlington announced that she would contact Mr. Norris regarding Queen Charlotte Square.

Meeting adjourned.

# Minutes

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Board of Architectural Review  
February 1, 1979

Location of Meeting: Basement Conference  
Room

Board Members Present: Mrs. Wadlington,  
Mrs. Smith, Mr. Farmer, Mr. Lay,  
Mr. Van Groll

City Officials Present: Mr. Muse

The meeting was called to order  
by Mrs. Wadlington. The minutes  
of the meetings on Dec. 20, 1978, and  
Jan. 4, 1979, were approved.

Mrs. Wadlington announced that  
the Resolution adopted by Council  
on Jan. 16, 1979, has been received.  
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for the Queen Charlotte Square project,  
and includes a number of special  
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(2)

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Mr. Lay asked for a site plan.

Mr. van Groll asked for scale models of the buildings (to insert into any area model) in order to get an accurate feeling of the proposed development.

A General discussion of the immediate neighborhood followed. Mr. van Groll and Mrs. Wadlington were concerned with off-street parking. Mr. van Groll advised the Board to look carefully at the interior of the City blocks in the Historic District, and not just at the Architecture. Mrs. Wadlington asked about the height of the proposed structure in relation to the area.

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Mr. Wenger ~~explained~~ offered further explanation of his design, and commented on the building site. Mr. van Broll asked to see alternative designs. He offered a scale model of the area to Mr. Wenger for his use in designing the project. Mr. Wenger expressed his appreciation and indicated that he would take advantage of the offer.

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The Board discussed the current boundaries of the Historic District. Mr. Lay and Mr. Muse explained some of the irregularities in the boundary lines.

(4)

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Mr. Farmer observed that the architect has heard and read the comments of the Board, based on the preliminary designs as presented in the ~~app~~ application for a special permit. He has our input.



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Mrs. Smith thought that the massing of the building would make it dangerous to go all the way to a vertical emphasis or a horizontal emphasis.

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That the studies were presented to Council along with the Architect's ~~presentation~~ drawings. Council did not comment on ~~them~~, he ~~said~~ the sun and shadow studies, he said.

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(18)

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The Board agreed that Mr. Saunders appearance before the Board today would count for his pre-application conference -

Mr. Lay suggested making the Board meetings and the Board's procedures more formal.

There was a brief discussion concerning ~~the~~ materials to be submitted ~~to~~ along with the applications.

Mrs. Wadlington announced that she would contact Mr. Davis regarding Queen Charlotte Square.

Meeting adjourned.

THE BOARD OF ARCHITECTURAL REVIEW WAS HELD IN THE BASEMENT CONFERENCE ROOM AT CITY HALL ON WEDNESDAY, FEBRUARY 21, 1979 AT 7:30 P. M.

PRESENT: Mrs. Ruth Wadlington, Mrs. Lloyd Smith, Mrs. Charlotte Ramsey, Mr. John Farmer, Mr. Theo Van Groll and Mr. Warren Martin.

ABSENT: Mr. Lay

CITY OFFICIALS PRESENT: Mr. Frank Muse and Mr. Ron Higgins

The meeting was called to order by Mrs. Wadlington. Consideration of the Minutes of the previous meeting was deferred until the end of the agenda.

Mrs. Wadlington commented on the need for an alternate member of the Board. The position has been vacant for several months.

Queen Charlotte Square: Mr. Norris was invited to make a presentation to the Board. He introduced Mr. Meade Palmer (Landscape Architect) who presented the landscaping design.

Mr. Palmer explained the Plaza design and commented on some of the design and commented on some of the details. He covered a number of items including the following:

1. Raised planters and seating.
2. Avoid the appearance of lots of pots.
3. Massing of small trees in one area - possibly crabapples.
4. Benches in open areas.
5. "Play" of levels.
6. Linear development of sidewalk planting along Jefferson Street - a promenade.
7. Planting materials.

He illustrated the planter-seating detail by sketching on the chalkboard. The planters will have sloping brick sides with cast stone caps. The paving pattern and paving materials have not yet been worked out. Planting around the edges of the building will consist of azaleas and hollies with ground cover. There will be no grass to mow. Not all plant materials have been selected.

Mr. Martin asked about guardrails, the various levels of the plaza, and whether or not this affects the parking scheme. Mr. Norris said the parking had not changed but the area of the shops on the lower level had been decreased. He said the plaza walls will be brick, to "pick up" the balconies.

A new model was presented. The design had been changed to include arched openings on the ground level of the High Street side. Mrs. Ramsey and Mr. Martin asked about the pool and location of other recreational facilities. Mr. Norris answered the questions and noted that the only "significant" changes were: 1. The plaza design. 2. The arched openings on High Street.

Mrs. Wadlington liked the plaza design, particularly with the possible introduction of Slate to "relieve" the brick.

Mrs. Smith asked for an explanation of the ground floor on the 3rd Street side. Mr. Norris explained. There will be no pedestrian entrances on 3rd Street.

Mr. Martin asked about steps into the building at the corner of 3rd Street and Jefferson. Mr. Norris explained this condition. He, also, explained about security for the garage.

Mrs. Ramsey asked about the height of the Courtyard trees - would they be as high as the 3rd floor? Mr. Palmer indicated that they could be, depending on the species of tree.

Mrs. Wadlington asked for a presentation of the specific materials that will be used in construction. Mr. Norris showed the Board four (4) brick panels (2 from Webster and 2 from General Shale) and presented his choice - a slightly oversized brick called "Monticello." He then showed samples of the "bronze" aluminum windows and doors, and solar glass samples. Mr. Farmer asked about the glass color - will it be "solar bronze" or "solar gray"? Mr. Norris said either one could be used. Mrs. Ramsey wondered about the effect of looking out through tinted glass.

A video tape presentation followed. The presentation explained the project and showed the proposed building in its setting.

Mr. Farmer asked about the color of the metal roofing material. Mr. Norris explained that the metal would be copper.

Mrs. Wadlington asked if the windows would be operable. Mr. Martin wanted to know how they would operate. Mr. Norris explained that the windows would open through the use of a pivoted connection at the top and bottom.

Mrs. Wadlington asked about the way in which the brick would be laid up. Mr. Norris said it would be running bond.

The Board then moved to consider the 16 criteria by which the project is judged. Mrs. Ramsey asked that the criteria be read aloud so as to be sure that if any information is lacking, questions can be asked or information clarified.

Before the criteria were read, Mr. Van Groll asked if the Chairman would entertain a motion to delay action on the Certificate in order to have Mr. Lay's comments before moving to a decision. Mrs. Wadlington indicated that she would entertain such a motion, particularly since Mr. Lay has been very involved in this case.

Mrs. Wadlington then began to read the 16 criteria along with the Board's previous comments on each of the 16 items.

With the reading of the Board's comments on "height" Mrs. Wadlington noted that City Council has granted a Special Permit that would allow a higher building than is normally permitted in the Historic District. Mr. Van Groll reminded the Board that the Special Permit means that additional height, up to 75 feet is allowed but does not necessarily prevent the Board from considering height, along with the other criteria, in its judgement of the project.

There were no comments on items #2, #3, #4 and #5, of the 16 criteria. After considering item #6, the Board decided to include "High Street" in the second sentence. There were no comments on items #8 and #9. Mr. Farmer asked for more information on Architectural Details - item #10. He said that free-hand sketches indicating the brick detailing around windows, doors, cornices, and any other locations would be helpful to the Board. There were no comments on item #11 and #12. It was noted that item #13 had been given considerable clarification by Mr. Palmer's presentation tonight. There were no comments on items #14, #15 and #16.

In commenting on Architectural Details, item #10, Mr. Norris said that he would use a brick rolok course at the arches, brick window sills and no brick detail around the doors. He, also, said that there would be one recessed brick course at the base of the parapet to provide a shadow line around the top of the building.

Mrs. Wadlington concluded the reading of the 16 criteria by reminding the Board of its duties as set forth in the Zoning Ordinance.

Mr. Farmer asked about the exterior lighting of the building and the courtyard (or plaza). He asked for general information (not to the detail of light fixture selection) on this aspect of the design.

A discussion followed concerning the Board's next step, and a possible future meeting date. Mr. Martin objected to delaying a decision in this case. He said, "We either like it or we don't, why not say so tonight."

Mr. Van Groll felt that each Board Member needed time to consider the new information presented at this meeting, and time to weigh carefully all aspects of Queen Charlotte Square. He also felt that the Board should receive the benefit of Mr. Lay's comments before voting.

Mr. Farmer agreed with Mr. Van Groll, and stated that Mr. Lay's comments should be heard.

Mr. Martin thought that too much time has been spent on this project, and time is money.

Mrs. Ramsey said that she felt sure everyone's mind was made up on "height and "mass". She thought that more time would not alter those feelings.

Mr. Van Groll said the Board should not separate individual issues when reaching a decision, but should consider the project as a whole. During the Board's discussion of whether it should defer a decision in this case, representatives of the developer objected to what they viewed as unreasonable delay. Mr. Farmer reminded everyone present that the Board is allowed sixty (60) days to make a decision in this case, as in all cases. He felt that the Board was performing its duties with reasonable speed.

Mr. Van Groll made a motion to schedule the next Board meeting for March 12, 1979, at 7:30 P. M. to make a decision in this case. Mrs. Smith seconded the motion. The motion passed on a 5 to 1 vote of the Board, with Mr. Martin casting the one dissenting vote.

Mr. Martin and Mr. Farmer expressed the Board's appreciation for tonight's video tape presentation.



Hedge Street project (between 1st and 2nd Streets)

Mr. Saunders, the developer, and his architect, Mr. Clarence Wenger, presented a model and drawings of the proposed project. They asked for the Board's approval of the design.

Mrs. Wadlington and Mr. Farmer said that the building was too "boxy", that it needed some "relief" such as could be provided by chimneys, porches, dormer windows, gables and the like. Mr. Farmer noted that there were "a wealth of shapes" illustrated by the existing houses in the neighborhood.

Mr. Muse explained to the Board how the required setbacks and parking influenced the shape of the building. Mr. Martin observed that perhaps a variance was needed to reduce the front yard setback.

Mr. Van Groll reminded the Board that this project is just as important as Queen Charlotte Square.

Mr. Martin and Mr. Wenger discussed the possibility of facing the building toward 2nd Street. Mr. Wenger said that this was not possible. Mr. Martin felt that variances on Hedge Street and 2nd Street were needed.

Mr. Van Groll wondered about pull-off parking. Mr. Muse said that it would not work.

Several Board members felt that some changes in the Ordinance were needed as it applies to the Historic District. Mr. Saunders pointed out in order to get a variance he would need to prove hardship.

It was noted that since it is possible to get the building on the lot under the present ordinance, hardship would be difficult to prove.

Mrs. Ramsey suggested a townhouse or row house motif. Would that be possible? she asked. "Row houses would fit in."

Mr. Van Groll said that the mass of the building should be broken up in some way - perhaps to read as individual houses. He noted that the mass, as currently designed, is not appropriate in the neighborhood.

Mr. Wenger mentioned some of the alternative schemes that he had tried.

Mr. Van Groll suggested breaking up the building so that two units faced Hedge Street, and two units faced 2nd Street. Mr. Muse reviewed for the Board the requirements of the ordinance regarding front and rear yard setbacks.

Mrs. Smith asked Mr. Saunders if the purpose of the presentation was to obtain a Certificate of Appropriateness. He answered that it was.

Mr. Van Groll objected to the use of materials - brick on the front, and wood siding on the 3 other elevations.

Mrs. Ramsey said "it is not appropriate. We shouldn't belabor the point."

Mrs. Wadlington said the Board should support Zoning Variances for this project.

Mr. Martin suggested that the Board could make recommendations to the Planning Commission on possible changes to the ordinance that would provide some relief in cases such as this. Appropriate Site Plans should be possible in the Historic District.

Mr. Van Groll asked Mr. Saunders if he has purchased the property. Yes was the answer.

Mrs. Ramsey made a motion to deny the Certificate of Appropriateness. Mrs. Smith seconded the motion. It passed on a 6 to 0 vote of the Board.

The minutes of the previous meeting were read, and approved as corrected.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

John B. Farmer, Sr.  
Secretary

Minutes

Board of Architectural Review  
February 21, 1979

7:30 p.m.

Basement Conference Room - City Hall

Present: Mrs. Wadlington, Mrs. Smith, Mrs. Ramsey, Mr. Farmer, Mr. Van Groll, Mr. Martin.

Absent: Mr. Lay

City Officials Present: Mr. Frank Muse, Mr. Ron Higgins

The meeting was called to order by Mrs. Wadlington. <sup>consideration</sup> of the minutes of the previous meeting was deferred until the end of the agenda.

Mrs. Wadlington commented on the need for an alternate member of the Board. The position has been vacant for several months.

Queen Charlotte Square: Mr. Morris was invited to make a presentation to the Board. He introduced Mr. Meade Palmer (Landscape Architect) who presented the landscaping design.

Mr. Palmer explained the Plaza design and commented on some of the details. He covered a number of items including the following:

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2. Avoid the appearance of lots of pots.
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He illustrated the planter-seating detail by sketching on the chalkboard. The planters will have sloping brick sides with cast stone caps. The paving pattern and paving materials have not yet been worked out. Planting around the edges of the building will consist of azaleas and hollies with ground cover. There will be no grass to mow. Not all plant materials have been selected.

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Architectural <sup>Details</sup> ~~Details~~ — item # 10.  
 He said that free-hand sketches indicating the brick detailing around windows, doors, ~~cornices~~ cornices, and any other locations would be helpful to the Board. There were no comments on item # 11 and # 12. It was noted that item # 13 had been given considerable clarification by Mr. Palmer's presentation to night. There were no comments on items # 14, # 15 and # 16.

In commenting on Architectural Details, item # 10, Mr. Norris<sup>sr</sup> said that he would use a brick soldier course at the arches, brick window sills and no brick detail around the doors. He, also, said that there would be one recessed brick course at the base of the parapet to provide a shadow line around the top of the building.

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(over)

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Hedge Street project (between 1st & 2nd Sts.)

Mr. Saunders, the developer, and his architect, Mr. Clarence Wenger, presented a model and drawings of the proposed project. They asked for the Board's approval of the design.

Mrs. Wadlington and Mr. Farmer said that the building was too "boxy" that it ~~was~~ needed some "relief" such as could be provided by chimneys, porches, dormer windows, gables and the like. Mr. Farmer noted that there were "a wealth of shapes" illustrated by the existing houses in the neighborhood.

Mr. Muse explained to the Board how the required set backs and parking influenced the shape of the building. Mr. Martin observed that perhaps a variance was

needed to reduce the front yard setback.

Mr. van Groll reminded the Board that this project is just as important as Queen Charlotte Square.

Mr. Martin and Mr. Wenger discussed the possibility of ~~facing~~ facing the building toward 2nd Street. Mr. Wenger said that this was not possible. Mr. Martin felt that variances on Hedge Street and 2nd Street were needed.

Mr. van Groll wondered about pull-off parking. Mr. Muse said that ~~this~~ it would not work.

Several Board members felt that some changes ~~to~~ in the Ordinance were needed as it applies to the Historic District. Mr. Saunders pointed out in order to get a variance he would need to prove hardship.

It was noted that since it is possible to get the building on the lot under the present ordinance, hardship would be difficult to prove.

Mrs. Ramsey suggested a town house or row house motif. Would that be possible? she asked. "Row houses would fit in."

Mr. van Groll said that the mass of the building ~~is~~ should be broken up in some way — perhaps to read as individual houses. He noted that the mass, as currently designed, is not appropriate in the neighborhood.

Mr. Wenger mentioned some of the alternative schemes that he ~~had~~ had tried.

Mr. van Groll suggested breaking up the building so that two units faced Hedge St., and ~~the~~ two units faced 2<sup>nd</sup> Street. Mr. Muse reviewed for the Board the requirements of the ordinance regarding front and rear yard setbacks.

Mrs. Smith asked Mr. Saunders if the purpose of the presentation was to obtain a Certificate of Appropriateness. He answered that it was.

Mr. van Groll objected to the use of materials — brick on the front, and wood siding on the 3 other elevations.

Mrs. Ramsey said, "it is not appropriate. We shouldn't belabor the point."

Mrs. Wadlington said ~~that~~ the Board should ~~stay~~ support zoning variances for this project.

Mr. Martin suggested that the Board could make recommendations to the Planning Commission on possible changes to the ordinance that would provide some relief in cases such as this. Appropriate site plans should be possible in the Historic District.



Mr. van Groll asked Mr. Saunders if he has purchased the property. YES, was the answer.

Mrs. Ramsey made a motion to deny the Certificate of Appropriateness. Mrs. Smith seconded the motion. ~~The motion~~ It passed on a 6 to 0 vote of the Board.

The minutes of the previous meeting were read, and approved as corrected. There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted.

John B. Farmer, Jr.  
Secretary.