

CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
April 15, 1997 - 3:00 PM  
MICHIE ANNEX CONFERENCE ROOM

AGENDA

A. MINUTES

March 18, 1997

B. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. BAR -97-04-08            617 Park Street  
Porch Window Replacement  
Randy Ralston, Applicant
2. BAR -97-04-09            108 South Street  
Window Replacement  
William Marshall, Applicant
3. BAR -97-02-05            Water Street Flats  
New Construction  
Gerry Dixon, Architect

C. OTHER BUSINESS

1. Discussion  
Meeting time change to 5:00 pm

D. CHAIRMAN'S REPORT

E. SUB-COMMITTEE REPORTS

1. Enterprise building

F. ADJOURNMENT

MINUTES  
BOARD OF ARCHITECTURAL REVIEW  
APRIL 15, 1997

Members Present

Todd Bullard, Vice Chairman  
Eldon Wood  
Dawn Thompson  
Blake Caravati

Staff Present

Marcia Joseph

3:10 PM Meeting began.

**BAR 97-04-08 617 Park Street** Request for Certificate of Appropriateness  
Porch Window Replacement

Staff presented report.

3:12 PM Blake Caravati arrived.

Randy Ralston, applicant, stated that he had no problem with placing double hung 6 over 6 lights windows in the porch. He said he would prefer to use vinyl clad. He based his reasoning on the following:

- 1- he wanted to reduce maintenance,
- 2- the porch is barely visible from the roadway
- 3- some other buildings in the vicinity have aluminum storm windows.

Todd Bullard asked if all the existing voids would be filled with windows.

Mr. Ralston replied that they would be.

There followed general discussion whether the windows would fit appropriately in the voids.

Mr. Ralston assured the Board that the second floor windows would be aligned with the first floor windows.

Mr. Bullard then asked for comments from the public. There were none and the meeting was closed for Board discussion.

Mr. Bullard then discussed the type of window proposed and stated that casement windows would be a better choice to use for windows because they would be more compatible with the 2 over 2 windows and they would tend to allow the improvement to be dated.

Ms. Thompson asked if there was precedent set if they allowed vinyl windows.

Mr. Bullard said that he had spoken with Murray Howard about additions to historic structures and that the best way to design an addition is to make it clear that the addition is not part of the original building.

Eldon Wood stated that he had would like to consider the detail of the window, and that a stock molding should be used that looks like brick molding. He said he had no problem with casement windows or using 2 over 2.

Mr. Bullard said that he was not bothered by the lack of definition and asked the applicant what he preferred.

Mr. Ralston stated that he had come to the Board for guidance.

Ms. Thompson said that she had a preference for casement windows.

Mr. Wood asked that the windows extend to the full height of the existing openings.

**Mr. Bullard then moved to allow administrative approve of the application with the following conditions:**

- 1) Use casement windows,
- 2) Use vinyl clad
- 3) Approval of the color (white),
- 4) Retain the existing structural mullions
- 5) Use solid panels or fixed glass on the sides of the door.

**The motion was seconded by Blake Caravati.**

Mr. Ralston requested flexibility in determining the thickness of the mullions to make sure the 1st and 2nd floor windows were aligned.

**The motion was modified to include Mr. Ralston's request.**

**The motion was again modified by Mr. Wood to include the requirement of having 3 windows at the end.**

The Board voted to unanimously approve the request with conditions (4:0).

**BAR97-04-09 108 South Street** Request for a certificate of appropriateness

## Window Replacement

Staff presented the report.

Mr. William Marshall, applicant, discussed the fact that he was planning on using the vinyl windows because it would mean less maintenance on the windows.

Mr. Bullard asked if they were wood and vinyl clad.

Mr. Marshall answered that they were.

Mr. Bullard then asked if the public had any comments concerning the application. There were none and the meeting was closed by the Board for discussion.

Ms. Thompson said that she was not sure what the requirements for the windows were.

Staff read the portion of the report quoting from the design guidelines.

Mr. Caravati asked if the windows would follow the existing sill height, and asked if the stucco would be repainted once it was repaired.

Mr. Marshall answered that the stucco would be repainted to match the existing wall color.

Ms. Thompson said that the area was not easily visible.

Mr. Bullard said that they might better use wood with true divided lights.

Mr. Caravati said he agreed, but asked Mr. Marshall if getting permission from his neighbor was a problem with maintenance of the windows.

Mr. Marshall said that he had the current neighbor's permission to trespass to perform maintenance on his building.

Mr. Wood stated that the visibility was a factor, and he would not object to the vinyl, however, he stated, he would prefer wood.

Mr. Bullard asked if the windows should be 6 over 6 lights or 2 over 2.

Mr. Wood stated that the other windows were 6 over 6, and he would prefer to see that.

**Mr. Wood moved to approve vinyl clad 6 over 6 light windows in the configuration as presented.**

**Mr. Caravati seconded the motion.**

The Board voted unanimously to approve the certificate of appropriateness (4:0).

**BAR 97-02-05 Water Street Flats Request for Certificate of Appropriateness  
New Construction**

Staff presented the report.

Gerry Dixon, architect for the project, indicated that the uplighting for the trees had been eliminated, and a 2 course 1" reveal of brick had been added in the cornice area of the building. He said that the center section of the building would be 4 layers of corbelled brick. He said that he felt that they had done as much as they could with the reveal of the facade without injuring the structural integrity. He also stated that one of the trees was dead center of the entrance.

Mr. Dixon further stated that the mechanical equipment would be located in the far back corner of the roof near York Place and that the parapet wall would screen the equipment from view.

Mr. Bullard then asked if there were public comment.

Martha Gleason asked about the roof showing the stair access, and what the roof would be used for.

Mr. Dixon answered that the stair access roof would be located far enough back on the roof that would limit its visibility, and that the roof would be used as a deck.

Ms. Gleason then asked who the alley belonged to.

Chuck Lewis answered that the alley belonged to the Young Men's Shop.

Mr. Caravati asked if the aluminum coping were white.

Mr. Dixon answered that the coping was white.

Mr. Bullard stated that he felt comfortable with the building design as presented. He did think that the transition from brick to concrete should be done in a straight rather than staggered line.

Mr. Wood stated that he was not comfortable with the alley side to the building, and wanted to know what color it would be painted.

Mr. Dixon stated that the color of the building would be gray.

Ms. Thompson stated that she had a problem with the stairs on top of the building.

Mr. Bullard said that the stairs would be hard to see in three dimensions.

**Mr. Bullard then moved to approve the request subject to:**

- 1) a straight termination from brick to block on the East (labeled west) elevation,
- 2) color approval on the site,
- 3) this could be done administratively.

**Mr. Caravati seconded the motion and stressed the fact that no mechanical equipment should be visible from the right-of-way.**

The Board voted unanimously to approve the request (4:0).

### **Baskin Robbins Cafe**

Staff presented a request to place 6 tables in two 56 square foot areas. The tables proposed are black and green wrought iron. The enclosure would be black stanchions and chain.

The board requested that the applicant provide pictures of the furniture and asked if umbrellas would be used.

Patsy Strong, representing the request, stated that they would use the same furniture the Mud House was using, and that the tables were not designed to have umbrellas.

**Todd Bullard then moved to approve the request giving staff administrative approval of the furniture.**

**Mr. Wood seconded the motion.**

The Board voted 3:0 with Blake Caravati abstaining, to approve the certificate of appropriateness.

The Board then had an open discussion.

The first topic was to establish a policy of not reviewing items that were incomplete and items that had not been received by the submission deadline.

Kat Imhoff, Executive Director of the Preservation Alliance, was presented information about the June 12, 1997 Historic Preservation Workshop. She informed the Board that it would be held at UVa and would include information on economic development in historic districts.

Ms. Thompson said that the Board should be involved in Historic Preservation Week. She suggested awards, and to gather some publicity. She said that she thought the message should go out to the community.

4:30 PM Meeting adjourned.