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MINUTES
BOARD OF ARCHITECTURAL REVIEW
CITY OF CHARLOTTESVILLE

AUGUST 19, 1997

Members Present

Kurt Wassenaar, Chairman
Michael May
Linda Winner
Jesse Hook
Blake Caravati
Joan Fenton

Staff Present

Satyendra Singh Huja
Marcia Joseph

Meeting convened 5:05 pm.

Kurt Wassenaar explained the review procedure. He then explained that the Jefferson National Bank had requested deferral of the review for a certificate of appropriateness to a future date.

BAR 97-08-19 118 West Main Street

Ms. Joseph presented the staff report.

Mr. Huja added that there were three sections to the building, each added at different times.

Mr. Kuttner, applicant, explained that he was trying to add light to the downstairs. He said that there was no market for the large stores, but was designing the interior to accommodate several smaller stores.

He also stated that the downtown mall would be served better if the side streets were used more.

Mr. Wassenaar then asked if the fire escape was an active fire escape.

Mr. Kuttner asked if there was a problem with the fire escape, could the location of the window be waived.

Mr. Caravati said that the window could be modified to use a special kind of glass.

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Michael May asked if the lunette windows would remain.

Ms. Fenton stated that the windows were not there.

Mr. Kuttner said that the windows would have to blend in somehow.

Mr. Caravati asked if they would reuse the brick that comes out of the holes to make the arches over the new windows.

Mr. Kuttner said that he would reuse the brick.

Mr. Caravati asked why they were replacing the doors on the side.

Mr. Kuttner said that they had to meet building code standards.

Mr. Caravati asked if there would be an alternate covering for the stoop removal.

Mr. Kuttner said that he would like suggestions for the material.

Mr. Caravati asked if windows had been chosen.

Mr. Kuttner said that he had found some windows over 100 years old.

Mr. Wassenaar asked if there were comments from the public.

Brent Nelson said that the windows on the first floor were a welcome addition to that street. He said it would be less intimidating and less isolated.

Mr. Tabackman asked why there were no doors on the exterior.

Mr. Kuttner said that the separations would be handled on the interior.

Mr. Wassenaar said that the use of awning windows may be hazardous to pedestrians.

Mr. Kuttner said that he would prefer to have fixed windows.

Ms. Fenton said that she would abstain from the vote, because she may become a tenant.

Mr. Caravati said that he would like to see the type, style and colors of the windows approved by a subcommittee consisting of several BAR members and staff. They would also approve the reworking of the stoop or entryway, and that the bricks removed for the would be used over the new window arches.

Ms. Hook said that she had no comment.

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Ms. Winner said that she concurred with Mr. Caravati.

Mr. May said that he also concurred with Mr. Caravati.

Mr. Caravati moved to create a Chair appointed committee consisting of two members to approve:

- 1) The windows, mortar color,**
- 2) Assure that the brick arches and window jambs are made from the building brick removed to create the window openings,**
- 3) Approve the three windows at the southern end of the building, and**
- 4) Approve the door if it needs to be changed.**

Mr. Kuttner questioned if the BAR would agree to allowing the committee to approve deletion of a window if it could not be located under the fire escape.

Mr. Huja said that the committee could check the building code standards.

Mr. Caravati amended his motion to include review of window deletion.

The committee consists of Jesse Hook and Kurt Wassenaar.

Michael May seconded the motion.

The BAR voted unanimously to approve the motion, with Joan Fenton abstaining.

Grover Smiley, building official, then entered the meeting. He stated that the fire escape requires 10' protection in any direction.

Mr. Caravati asked if the window could use fire glass.

Mr. Smiley answered that the glass would have to be rated 2 to 3 hours and that he was not aware of any fire glass with that rating.

BAR 97-08-20 512 North First Street

Ms. Joseph presented the staff report.

Ms. Myrtle Hamlett, property owner, presented information concerning the property and the proposed roof replacement. She stated that she has owned the property for 30 - 35 years. She said that she had spent a lot of money on the roof and that every time anyone had gone up on the roof it has gotten worse.

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Mr. Wassenaar said that the BAR has set a very strong precedent because it has always required slate replacement and the best thing to do is to try and repair the roof.

Ms. Hamlett stated that the roof was leaking.

Mr. Wassenaar asked if Mr. Lynch (the roofer) had stated that the roof could not be repaired.

Ms. Hamlett said that the roof replacement would cost more than the house.

Mr. Wassenaar said that the BAR had a long history of not allowing the roof to be replaced with regular shingles. He said that the options were to repair the slate or replace with metal. He said that she may be able to take advantage of a revolving loan fund. He then asked if she would be willing to modify her request to use standing seam.

Mr. Huja said that standing seam was a good solution and asked if it were possible to get a second opinion on the roof repair.

Ms. Hamlett said the design of the roof is flat with many peaks and valleys and that she can not wait too long.

Mr. Wassenaar asked if there were public comment.

Mr. May asked about artificial slate.

Mr. Huja said that a building on Fourth and Jefferson had used it.

Mr. Wassenaar said that there was a number of alternatives.

Ms. Hamlett said she was open to alternatives.

Mr. Wassenaar then asked for public comments, there being none he closed the meeting to the public and asked the board for their response.

Ms. Fenton stated that there was an urgency to this request. She moved to:

- 1) Try to find some one to repair the slate, if that is not feasible to**
- 2) Get a price on metal replacement, and**
- 3) To deny the request to use asphalt shingles.**

Linda Winner seconded the motion.

Mr. Wassenaar said that they would help as much as they could to expedite the process.

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The board voted unanimously to approve the motion.

Mr. Huja discussed several topics:

- 1) The joint BAR/Urban Design Committee meeting on August 26, 1997.
- 2) The facade improvements program.
- 3) The membership of the BAR, the need for new members.
- 4) The recommendation from staff to bond for the building construction in the Jefferson National Bank report. He explained that the City Attorney had informed him that the bonding for the building was not legal. Mr. Wassenaar then said that they had bonded for another building in the past and that he felt that precedence had been set. There was agreement that this had been done in the past.

BAR 97-06-15 411 East Main Street

Ms. Joseph reminded the BAR of the history of the project. That the item had been before the BAR on two previous meetings, and that no one had appeared to represent the project. She also informed them that the owner of the property stated that he had never been contacted prior to the BAR meetings. Because he had not had an opportunity to discuss the issues with the BAR he requested a hearing.

The BAR agreed to hear Mr. Geick, owner of the property.

Mr. Geick stated that he had been before the board in the past when they changed the entrance. He said that they intended to replace the windows. He said that his carpenter had informed him that the windows that had been removed were crumbling and were not suitable for use.

He also stated that he needed to get tenants into the space by the 1st of June. He said that Bill Rice had been handling this issue. He said that he had looked at 530 East Main Street and thought he would put the same windows in his building.

Mr. Geick said that he had spoken with Gaston White about constructing some windows, the price for six windows was in the neighborhood of \$12,000.00.

Kurt Wassenaar stated that the BAR had spent considerable time on the project when it first came in.

Mr. Caravati said that he did not blame anyone. He also stated that Mr. Rice as agent had a responsibility within the Realtors code of ethics to make the owner aware of the problem.

Mr. Huja said that the record says that a letter had been sent to Mr. Geick.

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Mr. Geick stated that the county had changed his address.

Ms. Winner asked if the windows were temporary.

Mr. Geick asked if he could place grids in to assimilate divisions.

Mr. Wassenaar stated that the board did not allow snap in grids but required true divided lights.

Mr. Geick asked if they could permanently glue in some grids.

Mr. Wassenaar answered that to date the board had not allowed that. He said that he had recently seen windows designed by Marvin that looked like true divided light windows.

Mr. Geick said that he was proud of the building.

Mr. Wassenaar stated that the windows in the building were particularly beautiful, and that it was a loss of architectural fabric to have the windows removed. He restated the decision made by the board in the past, that the original windows put back or windows put in as close to the original put back in.

Mr. Geick reiterated his concern about spending \$15,000.00, and that it may take 6 months to get the windows made.

Mr. Huja asked if there was a method to place wood in the front and glue it on.

Mr. Wassenaar stated that in all the time he could remember, the board had required to put back true divided lights.

Mr. Geick again stated that the expense was great.

Ms. Fenton said that the original windows still exist and that Kip has them.

Mr. Geick stated that the message he received from Kip is that the windows were going to the dump.

Ms. Fenton said that she understood that the windows would be placed in Kip's house.

Mr. Wassenaar said that they should try to find if the windows still exist.

Ms. Fenton suggested talking to Windows and More.

Mr. Huja suggested that the applicant explore the options, and said that we would work with the applicant.

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Mr. Wassenaar said that the applicant should contact Marcia Joseph and come back with another proposal.

Minutes July 15, 1997

Mr. Caravati offered changes.

Awful Arthurs change from a door to a window was discussed.

Mr. Caravati suggested that staff and the Chair administratively approve the changes.

Ms. Hook moved to allow staff and chair the administratively approve the changes from window to door.

Ms. Fenton seconded the motion.

The BAR voted unanimously to approve the motion, with Mr. Wassenaar abstaining.

Mr. Wassenaar said that he was sad to hear that Mr. May would be leaving the board. He also stated that he had received a letter from Ms. Fenton concerning having the board work more effectively.

Ms. Fenton's letter was then discussed by the board and decided that the Chair can effectively direct the action and stop the repetition of comments. There were comments on restricting applicant's presentation time, restricting public comment time, and scheduling time for items not on the agenda.

Mr. Huja then discussed a request for a cart on the Mall, and informed the BAR that he usually approves these requests administratively.

There was discussion about the amount of activity on the mall, and the need to ensure that a clear travel way is secure for pedestrians and emergency vehicles.

A discussion of enforcement then followed with Mr. Huja explaining that due process was an important part of the enforcement process.

Mr. Wassenaar then suggested that it was important to set up a session to talk to the new members about past precedents and give them a background of the board's involvement.

Mr. Huja then informed the board that his staff would be setting up a procedure to inform new property owners in historic districts about the regulations that were in effect governing their property.

The discussion then turned to arranging a meeting. It was suggested that the meeting occur on September 2, 1997 at noon.

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Ms. Fenton said that she would like to discuss the board's philosophy about tearing down buildings.

The meeting adjourned at 6:30 pm.