

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
MINUTES

WORK SESSION WITH URBAN DESIGN SUBCOMMITTEE
WEST MAIN STREET GUIDELINES

NOVEMBER 4, 1997

Members Present

Jay Oschrin
Brent Nelson
Jesse Hook
Linda Winner
Eldon Wood*
Bitsy Waters*
Martha Stockton*
Kurt Wassenaar
Joan Fenton
Todd Bullard
Dawn Thompson

*Members of the Urban Design Committee/BAR West Main Street Team

Staff Present

Satyendra Singh Huja
Tarpley Vest
Marcia Joseph

The meeting convened at 5:05 PM

BAR 97-08-20 512 North First Street

Ms. Joseph presented the item and indicated that Ms. Hamlett had returned to the board with her attorney and her roofing contractor to ask the board for guidance on what material to use to replace the slate roof on 512 North First Street. She proposed using a different type of asphalt shingles that differed from the ones denied in the August 1997 BAR meeting.

Ms. Parker, Ms. Hamlett's attorney provided estimates for the roof repair. The estimates indicated that the slate replacement could cost between \$44,000.00 and \$55,000.00. The metal roof could run between \$44,000.00 and \$55,000.00.

After much discussion Kurt Wassenaar moved to deny the application as submitted and to form a committee to work with the applicant to choose a suitable material to replace the existing roof. The motion was seconded by Jay Oschrin and the board approved this motion with a unanimous vote.

The committee chosen consists of the following members:

Brent Nelson
Todd Bullard
Kurt Wassenaar

West Main Street Design Guidelines Worksession

Mr. Huja began the discussion by explaining the process of determining which buildings are contributing and non-contributing and urged the BAR to take action.

Ms. Bitsy Waters indicated that City Council determined that there would be contributing and non-contributing categories of buildings in the district.

Mr. Kurt Wassenaar indicated that the contributing buildings will guide the characteristics of new buildings to be built in the district.

Ms. Martha Stockton asked if the designation of buildings as contributing or non-contributing could be changed once they had been designated.

Mr. Huja replied that they could be changed.

Mr. Jay Oschrin indicated that he would like to know why buildings have been designated as contributing or non-contributing.

Ms. Waters explained that the building designations were based on history of place, historical event, character, and context. Ms. Waters also indicated that time is running out to advance the guidelines to Council for approval.

Mr. Wassenaar indicated that the guidelines are the result of four years of effort. He indicating that he feels comfortable with the work that has been done on the guidelines for the past four years and that there is a community standard that is coming to the surface.

Ms. Linda Winner asked if the consultant should look at any changes that the board makes to the designation of buildings.

Mr. Todd Bullard indicated that he is impressed with the document and that he is very supportive of it. He indicated that he was confident that the board would pass the document on to council.

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Mr. Bullard left the meeting at 6:10

Ms. Waters indicated that she feels that the consultant's recommendations should be the basis for the building designations. She indicated that she feels that the group could suggest changes, but that those changes need to be defended on a pretty solid basis.

Mr. Huja then moved the discussion forward to begin approving the designation of individual buildings.

After much discussion, the board agreed on the following designations:

King Sears Building as contributing.

Hampton Inn as contributing.

Republic Plaza as contributing.

Peyton Pontiac as contributing.

Merchants Tire building as non-contributing.

New Star Hill Building as contributing.

Ebenezer Baptist Church as contributing.

The Board decided to exclude all buildings which were located outside of the West Main Street Architectural Design Control District boundaries, including the house which was moved outside of the district. (building #4).

The Board decided that buildings which the consultant had designated as contributing non-historic be included in the contributing category.

Mr. Wassenaar made a motion to form a BAR subcommittee with the staff to review and approve the building designations as agreed upon by the BAR. Ms. Winner seconded the motion. The subcommittee chosen consists of the following members:

Kirt Wassenaar
Joan Fenton

The meeting was adjourned at 6:59 p.m.

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Present

Joan Fenton
Dawn Thompson
Ken Schwartz
Todd Bullard
Jessie Hook
W.G. Clark
Linda Winner

Absent

Brent Nelson
Jay Oschrin

Staff Present

Satyendra Huja
Tarpley Vest

Ms Fenton, Chair, convened the meeting at 5:05 p.m. ~~meeting~~.

The board agreed to move the approval of the minutes to the end of the meeting.

Free Speech Monument in Charlottesville

Mr. Huja presented the proposal for a Monument to Free Speech in Charlottesville.

Mr. Huja indicated that the BAR and City Council have approval the location of such a monument adjacent to City Hall near the fountain and Three Presidents.

Mr. Huja indicated that a committee was formed for the design of the monument. The committee has identified the amphitheater as a better site for the monument.

Mr. Huja asked the board if they support or object to the location of the monument at the amphitheater site. Mr. Huja indicated that this is preliminary.

Mr. Bullard indicated that a design competition will probably be the method of choice for the design of the monument.

Ms. Fenton asked if there is a sense of size for the monument.

Mr. Huja indicated that the size of the monument remains open.

Mr. Bullard indicated that it may be possible to incorporate the monument into the bandstand area, creating a platform for public expression. Mr. Bullard also noted that there is a monument to free speech in Salt Lake City which includes a podium for addressing groups.

Mr. Clark indicated that a competition might yield good design solutions.

Ms. Hook made a motion that the BAR agrees with the concept for the Monument to Free Speech.

Ms. Winner seconded the motion.

The motion was unanimously approved.

BAR97-11-32 Request for a Certificate of Appropriateness

Staff presented the report.

Ms. Marsha Baschnagel, applicant, explained that the Hard Times Cafe has a trademark urban streetfront character and that both restaurant storefronts are set back under the existing red awnings.

Ms. Baschnagel indicated that the brick wall proposed for the Hard Times Cafe would be painted a deep burnished red color.

Mr. Rich Garland, representing the Hard Times Cafe, indicated that there are Hard Times Cafe restaurants in Old Town Alexandria, Herndon, Rockville, and Clarindon. Mr. Garland presented the board with a photograph of a Hard Times Cafe in Alexandria. He indicated that they are trying to fit the restaurant into the existing appearance of the corner.

Mr. Bullard commented that the character of the older building in the photograph was different from the Red Roof Inn Building. Mr. Bullard then asked Mr. Garland how he felt about locating within a building such as the Red Roof Inn.

Mr. Garland replied that he is very comfortable with the design. He indicated that the design would create a street level storefront that would be different from the modern look of the Red Roof Inn.

Mr. Schwartz asked if the two entrances are recessed at the same depth to the Red Roof Inn entrance.

Mr. Mike Ferrell, Project Manager, indicated that the entrance to the bagel shop doesn't come out beyond the stucco. He indicated that he needed to kick out the entrance to the bagel shop about 1.5 feet.

Ms. Fenton asked if there were any more questions.

Ms. Fenton asked Mrs. Baschnagel about the colors of the red painted brick and the red awning.

Ms. Baschnagel indicated that she does not think that the red painted brick will contrast with the awning.

Mr. Huja asked Ms. Baschnagel if there is a reason for using arched windows on the Hard Times Cafe.

Mr. Garland indicated that the prototype for Hard Times Cafe is straight windows and that the latest revision of the design shows straight windows.

Mr. Huja indicated that he prefers the straight windows.

Ms. Thompson asked if the windows and doors of the Hard Times Cafe would be wood stained.

Ms. Baschnagel indicated they would use wood stained marvin window units.

Mr. Huja indicated that the exact drawings would be needed in order to make a decision.

Mr. Schwartz indicated that he would also like to see the proposal in plan view.

Ms. Thompson asked if the light fixtures would be different from those of the bagel shop.

Ms. Baschnagel indicated that she believes the light fixtures could be red.

Ms. Fenton indicated that they need to know the colors.

Ms. Fenton then asked for comments on the proposal from each board member.

Ms. Thompson indicated that paint samples need to be provided.

Mr. Schwartz indicated that his ideal solution for this corner of the building would include three recesses of the same depth, or at least to have the two restaurant recesses pushed back equivalently. This would show the three recesses as important elements of the streetscape. He indicated that he has no objections to the brick infill if the recesses are equivalent. He also indicated that he is very uncomfortable with the color choices. He feels that the Hard Times Cafe is introducing a new vocabulary to the corner of this building that he is not comfortable with. He also indicated that he is not comfortable with the arched windows. He indicated that there is a tension between the building context and the trademark look of the Hard Times Cafe.

Mr. Bullard indicated that he agrees with Mr. Schwartz's uncomfortable feelings and that he is uncomfortable with the attempt to make the building something that it is not. He indicated that this is not an old brick building and questioned whether or not they could accomplish what they are setting out to accomplish. He indicated that setting it back from the plane of the driveway might help. He indicated that the Hard Times Cafe is generally inconsistent with the building.

Mr Garland replied that the Hard Times Cafe is more consistent with the Corner area than the rest of the Red Roof Inn building is. He indicated that he sees the Hard Times as an extension of the buildings on the Corner.

Ms. Baschnagel indicated that she believes they are doing the best that they can with the existing building. She indicated that they want to bring the Hard Times Cafe space more into the character of the street.

Mr Bullard indicated that he feels the design is a little dishonest. He is concerned about the use of a brick facade and wood windows in a building that has a very different character.

Ms. Fenton indicated that it is important to look at the building as a whole unit. She indicated that in the past, with the Young Men's Shop building, the BAR wanted a cohesive feel to the whole building.

Mr. Clark mentioned an example of a building in Washington D.C. which was renovated according to its own character. Mr. Clark indicated that this design runs the risk of looking like a cartoon. Mr. Clark indicated that the proposal for the bagel shop is more successful. He indicated that trying to impart the image of Hard Times Cafe would be more successful in a shopping mall. Mr. Clark indicated that he agrees that the Red Roof Inn building is a challenge.

Ms. Winner indicated that she agrees with the comments of the other board members. She indicated that there is something phony about the design and that authentic examples are located nearby.

Ms. Hook indicated that she also agrees with the comments of other board members. She indicated that the brick facade may look pasted on and temporary rather than a real part of the building.

Mr. Huja indicated that he had less trouble with the proposal when the brick was to be painted cream color.

Ms. Fenton indicated that she understands wanting to create a business image. She indicated that the Hard Times Cafe will look pasted on. She indicated that this business will be a great addition to the corner and that the business will thrive.

Ms Hook asked if the creme colored painted brick was still a possibility.

Mr. Bullard indicated that he has a fundamental problem with masonry as infill. The other infill on the building is made of glass and metal frames.

Mr. Clark indicated that the structure can take as much lightness as it can get.

Mr. Huja indicated to the applicant that they want them to succeed and that they want the design to fit into its context.

Ms. Fenton asked about the Chesapeake Bagel Bakery storefront.

Ms. Baschnagel indicated it is an identical match to the Red Roof Inn entrance and that she needs to verify the colors of the light fixtures.

Mr. Schwartz indicated that he is concerned that the recession of the two storefronts be consistent.

Mr. Bullard made a motion to approve the Chesapeake Bagel Bakery Storefront subject to administrative approval of the lights and the recession of the storefront.

The motion was seconded by Ken Schwartz and was unanimously approved.

Mr. Schwartz made a motion to deny the approval of the Hard Times Cafe with the understanding that the board form a subcommittee to work with the applicant to find an agreeable solution.

Ms. Winner seconded the motion and the motion was unanimously approved.

The committee is to consist of:

Ken Schwartz

Joan Fenton

Approval of Minutes: October 21, 1997

Ms. Hook made a motion to approve the minutes from October 21.

The motion was seconded by Ms. Fenton

The motion was approved with Mr. Bullard, Mr. Schwartz, and Mr. Clark abstaining.

Approval of Minutes: November 4, 1997

Mr. Bullard moved to approve the minutes from November 4, 1997

Ms. Winner seconded the motion

The motion was approved with Mr. Schwartz and Mr. Clark abstaining.

At 6:45 the meeting was adjourned.