

Board of Architectural Review  
Minutes  
May 19, 1998

**Present:**

Joan Fenton (Chair)  
Joe Celentano  
Brent Nelson  
Ken Schwartz  
Dawn Thompson

**Also Present**  
Tarpley Vest

**Design Guidelines: Public Improvements**

At 5:10 Ms. Fenton convened the meeting. Ms. Judith Mueller and Mr. Steve Lawson of the Charlottesville Public Works Department introduced themselves. Ms. Mueller indicated that they wanted to take the opportunity to chat informally with the board about Chapter 6 of the Design Guidelines. She indicated that Chapter 6 is the chapter on Public Improvements. She indicated that the Public Works Department had no participation in the development of the guidelines. She indicated that there are financial implications for her department. She indicated that she wanted to ask the board how they interpret several specific elements in the guidelines.

Ms. Mueller asked about Section A: Streets/Walks/Curbs. She asked the board about Guideline #7, replacing sidewalks with paving such as brick or scored concrete. She asked the board for an interpretation, including what magnitude of replacement this refers to.

Ms. Rouihac Toledano indicated that this is an issue being faced by many cities.

Ms. Fenton indicated that her interpretation is that this refers to major alterations or a master plan for the area.

Ms. Mueller indicated that, for example, the two waying of Market Street is a project that may include crosswalks and that that is the type of project that may fall under these guidelines.

Ms. Mueller indicated that she had several questions about Guideline #8 on curbcuts. She indicated that there are several examples where they have used other materials in curb cuts. For example, in Downtown they have used exposed aggregate for handicapped access. She indicated that she is hoping the board will communicate up front specifically what they want done. She indicated that they have begun working with a concrete supplier to begin tinting concrete to better match the colors that are there.

Mr. Celentano asked where the Design Guidelines came from and about the general background.

Ms. Vest indicated that these guidelines were generated by the BAR and the Urban Design Committee at the request of City Council. She indicated that the previous design guidelines were expanded upon as a part of the development of the West Main Street Architectural Design

Control District. She indicated that Chapters 1-5 and Chapter 7 were adopted by City Council and that Chapter 6, Public Improvements, was not yet adopted by Council.

Ms. Fenton indicated that they were at a disadvantage because none of the present board members were involved in the development of the guidelines.

At this point, Dawn Thompson arrived.

Ms. Mueller indicated that it is not feasible to replace entire curbs or sidewalks.

Ms. Fenton indicated that it is more an issue of consistency with what is on either side of the street.

Mr. Lawson indicated that regarding Guideline #8 there is no problem when this applies to new curb cuts and not existing curb cuts.

Ms. Fenton indicated that the guidelines are in no way retroactive.

Mr. Lawson indicated that changing materials can get expensive.

Ms. Mueller indicated that when they get to the first instance in a historic district they will take it to staff and board members to look on sight.

Mr. David Vanaman, City Engineer, indicated that there are existing city standards for curb cuts and that none involve a change in materials texture or color.

Ms. Mueller indicated that they are experimenting with new materials and that currently there are five lighting fixtures that have been selected by a committee and that they don't deviate from those fixtures. She indicated that wall replacements have been typically handled with administrative review.

Ms. Mueller asked the board if there is anything that they've seen done in the past or anything that comes to light that they would like to comment on.

Ms. Fenton indicated that the lights on the West Main Street Bridge are wonderful.

Ms. Mueller indicated that Warren Boeshenstein was responsible for the lights. She indicated that installing the lights up and down West Main Street is everyone's goal. She indicated that there are plans to bring the lights down West Main as a part of Phase II of the Union Station project.

Mr. Celentano indicated that undergrounding of utilities, such as at the parking garage, is positive and that he encourages the city to underground at any opportunity, even if it is piecemeal.

Ms. Mueller indicated that they will be happy to come back to the board to discuss these issues any time.

### **Durango Bagel Cafe**

Staff presented the report.

Ms. Fenton indicated that the board seems to always approve black wrought iron furniture.

Ms. Thompson indicated that she wishes that all the bollards were as nice as the bollard presented.

Ms. Fenton indicated that she is the next door tenant of the applicant.

Mr. Tabackman indicated that anytime furniture is in front of a building it is detrimental because a change in traffic pattern will exist. He indicated that he prefers to see the furniture separated from the building as with many of the cafes on the mall.

Mr. Nelson moved to approve the furniture and bollards and chains as submitted.

Ms. Thompson asked the applicant if the bollards presented are existing bollards on the mall.

Mr. Andrew Nevelos, applicant, indicated that they are the bollards at the Mudhouse.

Mr. Schwartz seconded the motion. The motion was unanimously approved.

### **Oak Lawn**

Staff presented the report.

Mr. Doug Gilpin, applicant, indicated that there was a change in the design of the porch railing. He indicated that the new railing was more Jeffersonian in design. He indicated that the original Chippendale railing design had been modified to a Classical Revival balustrade. He indicated that the trellis is a double diamond shaped trellis on the side and rear.

Mr. Francis Fife, Owner of Oak Lawn, indicated that the balustrade follows the balustrade at Monticello. He indicated that they think the balustrade is very appropriate and that no one really knows what the original porch balustrade was.

Mr. Gilpin indicated that the balustrade creates better linkage and that Oak Lawn and Monticello are both associated with Dinsmore. He indicated that both homes probably were constructed with similar details. He indicated that the this railing is less busy than the originally submitted Chippendale railing and that it is a very refined railing.

Mr. Schwartz asked about the color of the trellis.

Mr. Gilpin indicated that the trellis would be painted white with a dark color recessed in the background.

Mr. Nelson indicated that he thinks that the balustrade is handsome and that he commends the applicants for the change.

Mr. Celentano made a motion to approve the trellis and railing as submitted.  
Mr. Schwartz seconded the motion.  
The motion was unanimously approved.

**Downtown Tire and Auto**

Staff presented the report.

Mr. Clyde Cooper indicated that he was representing the application.

Ms. Carolyn Belt indicated that the building is pretty and the shops in front look nice down there.

Mr. Nelson indicated that he had no problem with the application. He indicated that in a related matter the site came to the public's attention about a year ago and that the owner agreed to place gravel on the metal storage units. He indicated that he had made this agreement with the property owner as an adjoining property owner. He indicated that the purpose was to make the top of the large concrete area blend in more. He indicated that currently bricks are scattered. He indicated that he would like to let him know that we are getting impatient and would like to see the area completed.

Ms. Fenton asked if this was a part of a subcommittee.

Mr. Nelson indicated that Mr. Huja brought neighbors together and that he (Mr. Nelson) made a recommendation. He indicated that Mr. Kuttner agreed.

Mr. Celentano asked if the small structure was brought before the BAR.

Mr. Nelson indicated that the structure was administratively approved by Mr. Huja and was kept from the BAR.

Ms. Fenton asked if they would like to vote on the door and if they would like to separately request the property owner to fulfill previous commitments.

Mr. Schwartz indicated that the application is fine.

Mr. Nelson made a motion to approve the application as presented.

Ms. Thompson seconded the motion.

The motion was unanimously approved.

Ms. Fenton indicated to staff that Mr. Kuttner should be told to fulfill his previous commitment within the next two months.

**Vending Cart on Mall: Thomas and Carolyn Belt**

Staff presented the report.

Ms. Thompson asked the applicant if the sign in the picture would be used.

Ms. Carolyn Belt, applicant, indicated that they didn't have a sign yet.

Mr. Celentano asked if there was a time limit for vending on the downtown mall.

Ms. Fenton indicated that there is no limit on hours or location for vendors. She indicated that it is a City Council decision. She indicated that the BAR only decides if the look of the vendors is appropriate.

Mr. Celentano asked about size limits.

Ms. Vest indicated that all vending structures should be within a 10 by 10 by 10 space.

Ms. Belt indicated they chose the cart for mobility.

Ms. Fenton indicated that she was interested in seeing a standard look that is approved for carts, as opposed to a random assortment of carts.

Ms. Fenton indicated that there are currently no controls on where the carts may go, as long as they are not in the fire lane.

Mr. Nelson indicated that there is no limit on the number of vendors on the mall and that the board might want to urge that the issue be looked at carefully.

Mr. Celentano indicated that the stainless steel cart seems fine. He indicated that although the guidelines recommend black carts, the quality of the cart is what is really important.

Ms. Thompson indicated that she could see the stainless steel working depending on what the side panel of the cart would look like.

Ms. Belt indicated that she was willing to have no sign, and just a solid stainless steel cart.

Mr. Schwartz indicated that he is comfortable with the stainless steel with a matte black sign panel and a 1 foot by 1 foot sign. He indicated that he supports the applicant but that he is interested in the discussion of the number and perimeters of vending structures on the mall. He indicated that on the one hand vitality on the mall is great but that on the other hand protecting businesses can be a major concern.

Ms. Fenton indicated that she would like to discuss the vending issue more. She indicated that in terms of the overall quality there should be a limited number of vendors at limited locations. She indicated that she would like to see a quality street atmosphere.

Mr. Schwartz indicated that it makes sense to discuss this with council and to offer assistance.

Mr. Nelson indicated that there is currently no master plan for the Mall and for the way that different uses play out on the Mall. He indicated that he thinks that the board should use their influence to get the process moving.

Ms. Belt indicated that Washington D.C. is dealing with some similar vending issues.

Mr. Celentano indicated that the board should look at the issue before too many vendors are approved.

Ms. Fenton indicated that the existing ordinance does not get enforced. She indicated that the board can only look at the cart based on the existing guidelines.

Mr. Schwartz made a motion to approve the cart with a solid mat black sign panel.

Mr. Celentano seconded the motion.

The motion was ~~unanimously~~ approved. w/ Mr. Nelson, Mr. Schwartz and Mr. Celentano voting in favor and Ms. Thompson and Ms. Fenton abstaining.

**Vending Cart on the Mall: Albert Tabackman**

Mr. Tabackman indicated that the real question is the design of the cart. He indicated that he doesn't think that black is appropriate for every cart on the Mall. He indicated that the panels are removable.

Ms. Thompson asked what the cart would be used for.

Mr. Tabackman indicated that it would be used to sell merchandise.

Ms. Belt asked Mr. Tabackman if he made the cart.

Mr. Tabackman indicated that the cart was purchased from Waterside at Virginia Beach. He indicated that he currently has licensees for two carts.

Ms. Fenton indicated that there is an issue of consistency. She indicated that it is an aesthetic judgment. She indicated that she would like to know if the board is interested in having a consistent look to the carts. She indicated that it is related to the numbers issue.

Mr. Tabackman indicated that he sees the carts as a step up. He indicated that he is trying to improve the vending situation on the mall over the tables with the clothes. He indicated that he is trying to create a festive air rather than a flea market air.

Ms. Thompson indicated that she remembers that tables with dark skirts have been historically viewed as out of the BAR's domain, while the carts have been viewed in the realm of cafe furniture. She indicated that the darker colors do tend to recede and are not as obvious.

Mr. Schwartz indicated that he supports the applicant.

Mr. Nelson indicated that he has concern about the all white cart. He indicated that he would not mind seeing more than one color but that he has reservation about the solid white look.

Mr. Schwartz indicated that he disagrees with Mr. Nelson's comment. He indicated that there is a potential for the carts to be loud with more colors. He indicated that it is most important that the cart is well constructed. He indicated that having the color in the canopy makes sense and that this cart is many steps up from the black tables.

Mr. Schwartz indicated that the merchandise may provide another set of colors.

Mr. Celentano indicated that it is difficult to keep white and that the wheels seems like they may not stay white.

Mr. Nelson indicated that there is an issue of privately owned carts versus city owned carts when it comes to cart uniformity.

Ms. Fenton indicated that the board needs to arrange a meeting with the city on this subject.

Ms. Thompson indicated that she has a concern that approving this cart may set a precedent in the event that someone brings forward a cart of poor quality.

Mr. Schwartz made a motion to approve the carts as submitted.

Mr. Celentano seconded the motion.

The motion was approved with Mr. Nelson, Mr. Schwartz and Mr. Celentano voting in favor and Ms. Thompson abstaining.

Mr. Schwartz indicated that he was mixed about the vending situation last month but is not as uncomfortable with the issue now.

Ms. Fenton indicated that she would like to invite members of City Council to a meeting to discuss the number of carts on the Downtown Mall.

#### **400 Ridge Street**

Staff presented the report.

Ms. Fenton indicated that the ramp was built without a permit and that the board should look at the application based on its merits. She indicated that the question is, can we approve the ramp based on its merits.

Lester Garrison, applicant, indicated that the property owner, Mr. Ed Jackson, was sited by the city because the porch was in disrepair and dangerous. He indicated that he went ahead and repaired it. He indicated that he was trying to look far ahead by providing a ramp. He indicated that Mr. Jackson went to more expense to put in the ramp. He indicated that the city inspectors told Mr. Jackson to improve the porch, but that they did not tell him that the house was in a historic district.

Mr. Schwartz indicated that the landscape solution is the best solution if the slope is less than 1/20. He indicated that the applicant must make sure that he is in compliance with ADA. He

indicated that if railings are necessary he indicated that he suggests wood and that the rails should be designed as the railings that are there now. He indicated that he strongly prefers the graded landscape solution. He indicated that there are safety issues beyond the BAR and that it is important that the proposal is reviewed.

Mr. Nelson indicated that the board would need to see the design of the railing.

Mr. Schwartz indicated that an advantage of the landscape solution is that the applicant would not be required to submit drawings or material samples of the railing.

Mr. Celentano indicated that he does not think that a wood railing is appropriate. He indicated that he would prefer to see as simple a black railing as possible.

Mr. Schwartz made a motion to approve the ramp as is and to approve the landscaping solution. He indicated that the landscaping solution is a way to address the code issues and to make the ramp less obtrusive.

Ms. Fenton indicated that they may want to include a requirement to ensure that the porch is protected.

Ms. Thompson asked about the stair material and the walkway material.

Mr. Garrison indicated that the stair was brick and mortar and that it was in severe disrepair. He indicated that the height would not meet code. He indicated that sidewalk was cement and was extremely cracked.

Ms. Thompson indicated that the repair job on the porch is beautiful and that this porch is particularly nice. She indicated that she is aware that the board is supposed to vote as if the project is not done yet. She indicated that if the ramp were not built her suggestion would be to extend the wood porch and construct a wood ramp with wood railings. She indicated that as it is it does not enhance the site. She indicated that the landscaping is an imaginative idea. She indicated that one does not normally see landscaping coming up to the edge of a porch like this.

Mr. Garrison indicated that the landscaping will taper down to yard level.

Ms. Thompson indicated that she would not rule out the landscaping entirely and that if it does need railings the elements are not fully in place.

A resident of Park Street indicated that for someone who is not wheelchair bound but has difficulty walking a concrete ramp can be easier to walk on than a wood ramp.

Ms. Thompson indicated that she is very sympathetic but that she does not feel that she can vote in favor of the application. She indicated that she would abstain from voting.



Mr. Nelson indicated that he understands that they are reviewing the ramp as if it were proposed and that is the board's charge. He indicated that the issue of violations keeps coming up and that we need to address it and find out why it keeps happening. He indicated that he has no problem with a concrete ramp rather than a wood ramp. He indicated that there are too many wooden ramps that are not maintained well. He indicated that the landscaping is the best alternative to the handrails.

Mr. Nelson seconded Mr. Schwartz's motion

The motion was approved with Mr. Schwartz, Mr. Nelson, Mr. Celentano, and Ms. Fenton voting in favor and Ms. Thompson abstaining.

### 100 W South Street

Staff presented the report.

Ms. Rouilhac Toledano, applicant, indicated that she came before the BAR in 1983. She indicated that she did not authorize the construction of the building. She indicated that she did not intend for it to pass the parapet. She indicated that there was a misunderstanding. She indicated that the placement of the structure is dictated by the location of the piers.

Ms. Fenton indicated that the issue for the board is the question of whether the new addition something that the board is willing to allow to be put on the building.

Mr. Nelson indicated that he made a request to have somebody from the City Attorney's Office present. He indicated that there are penalties for this violation.

Mr. Schwartz indicated that the issue of penalties is not relevant.

Ms. Fenton indicated that she would like to ask for a meeting with attorneys and City Council.

Mr. Nelson indicated that it is relevant to ask these questions.

Mr. Schwartz indicated that a very relevant issue is the architectural character. He indicated that it is an awful design. He indicated that he questions how it was done with such disregard. He indicated that comments should focus on the design. He indicated that the design is poor. He indicated that there are problems relating to massing it is not consistent with rooftop elements. He indicated that the idea of a wood deck below the parapet sounds great. He indicated that there are avenues for reconsideration. He indicated that there is an issue of simplified form. He indicated that he understands that you have to respect the form of the structure below. He indicated that he is really troubled by this proposal from the standpoint of design.

Ms. Toledano indicated two issues that drove the design decisions. She showed an image of two structures seen on the roof of the adjacent building. She indicated that she envisions her building as a Usonian House with a series of juxtaposed shapes at different levels. She indicated that, second, she wants a projection on South Street. She indicated that she wanted a juxtaposed shape, a rectangle with a shed roof. She indicated that her building is the shape of a trapezoid. She indicated that there are purposefully juxtaposed angles in the design as a faux parapet to go

with the shape of the building. She indicated that the setback is necessary and that she could not pierce the roof with this addition. She indicated that one of her objectives is to reorient the building to the south, to protect herself and her tenants, and to have a nice space for her tenants. She indicated that the white disappears behind the centerpoint of the South Street Restaurant building.

Mr. Tabackman indicated that although the building was built without a permit the applicant seems to have design concepts.

Ms. Toledano indicated that she had thought of and designed the building for a long time. She indicated that Edward Thomas designed the addition several years ago. She indicated that the designed related to her parapet with the trapezoid shape.

Mr. Schwartz indicated that the design is not fitting with the design of the existing addition, the building, or the setting. He indicated that the material of the existing elevator shaft addition is wood.

Mr. Schwartz indicated that he could not make sense of the uncoordinated nature of design. He indicated that he understands the design better and he understands that it is a trapezoid. He indicated that most other impressions are of a flat roof. He indicated that he worried about the roof heights. He indicated that the addition doesn't seem well coordinated or well designed.

Ms. Toledano indicated that she wanted a newly designed shape and not a repetition. She indicated that she would like to make it even more different and that she has an idea of the deck continuing on the North Side.

Mr. Celentano indicated that the existing addition is an amazing space with windows on 3 sides. He indicated that it has the impression of a roof monitor. He indicated that the original addition is a neat element on the roof and that new addition is crowding. He indicated that he understands the limitations and that this is a complex problem. He indicated that he doesn't see that the problem has been solved appropriately. He indicated that there are problems with the massing, the materials, and the way that it relates to the existing roof monitor.

Mr. Nelson indicated that he understands that the board's charge is to review the design. He indicated that if the board should use their influence and time to take a strong stand in looking at a change in the ordinance. He indicated that the board can change historical precedent. He indicated that there is both good and bad historical precedent and there is new and old precedent. He indicated that he has design concerns that equal his concerns about the process. He indicated that he is concerned about the sloped roof. He indicated that the attachment of the addition to the existing room seems awkward. He indicated that the building is an elegant large warehouse. He indicated that the new addition is beyond a small room and between a full addition and awkward middle ground.

Mr. Celentano indicated that he agrees and that the design on the roof is no longer idiosyncratic and that these two are no longer separate monitors.

Ms. Fenton indicated that she feels that the two units don't fit in the area and it doesn't make sense. Ms. Fenton indicated that she is aware of the difficulty and that she would not have approved it had it not been built. She indicated that those are separate issues and they are looking at the design.

Mr. Schwartz indicated that there are fine tuning opportunities and that it needs a resolution of the details. He indicated that the design issues seem universally a concern for all members. He indicated that more design is necessary to make sense out of this.

Ms. Toledano indicated that the building envelope is there and has to be designed.

Ms. Thompson asked if a building permit had been issued.

Ron Higgins indicated that the applicant had applied for a building permit and that a permit cannot be issued without BAR approval. He indicated that the building is structurally stable.

Mr. Schwartz made a motion to deny the application.

Mr. Nelson seconded the motion.

The motion was unanimously approved.

Ms. Toledano indicated that she has \$4800 in materials on her roof and that the boards are 21 feet long.

Mr. Higgins indicated that the board could pass a resolution granting a stay. He indicated that this would allow Ms. Toledano to continue to protect her untreated lumber. He indicated that this would freeze the application and give her a chance to resubmit. He indicated that she could make no changes during the stay.

Ms. Fenton indicated that she would like to know what the options are to be sure that these things don't happen again.

Mr. Higgins indicated that BAR violations are a civil penalty. He indicated that the board can take violators to court and that violators can be fined up to \$1,000 a day. He indicated that it can be difficult to get a judge to support zoning laws.

Mr. Celentano made a motion to allow the applicant 60 days to resubmit a design for the board.

Ms. Thompson seconded the motion.

The motion was unanimously approved.

**Vending on Downtown Mall: Roger Fager**

Roger Fager, applicant, indicated that he is interested in selling Malaysian Food on the Downtown Mall. He indicated that he has a compact gas grill and a forest green umbrella with dark skirted tables.

Ms. Vest indicated that Mr. Fager had already received approval for the dark tables and asked Mr. Fager if he was only seeking approval for the green umbrella.

Mr. Fager indicated that he would use the same dark tables with skirts and a green umbrella.

Mr. Celentano asked about the issue of size.

Mr. Fager indicated that his tables would be within 10 square feet.

A member of the public indicated that this was the third vendor to come before the board that night. She indicated that there are more and more vendors on the mall. She indicated some concern about the safety of the grill and about the location and numbers of the carts.

Ms. Fenton indicated that she sits on another committee that is dealing with the issue. She indicated that there is some fear that vendors don't want to be restricted. She indicated that there is a general feeling that it is too chaotic on the Mall.

The member of the public indicated that she intends to say something about the issue to City Council Members.

Mr. Fager indicated that he intends to set up at lunch and on Fridays and then to disappear.

Ms. Fenton indicated that there is an issue that restaurants pay a lot to operate on the Mall.

Mr. Fager indicated that he understands that only restaurants have the ability to set up cafe tables.

Ms. Fenton indicated that vending permits are valid for one year. She indicated that the City has the power to restrict vending in historic districts. She indicated that she recommends a series of discussions on the issue.

Mr. Celentano made a motion to approve the green umbrella and the grill.

Mr. Schwartz seconded the motion.

The motion was unanimously approved.

Ms. Fenton made a motion to ask the staff to write a letter to City Council with concerns about vending suggestion that council look at the numbers of vendors, the hours of operation, and the location of vendors downtown.

Mr. Nelson indicated that he would like to see a master plan of the Downtown Mall.

Mr. Schwartz indicated that he is interested in developing a public process to allow the issues to unfold.

Mr. Celentano seconded the motion.  
The motion was unanimously approved.

### Park Street

Staff presented the report.

Carrie Burke, applicant, indicated that there were some new developments in the design. She indicated that they were asking for approval while retaining approval for the previous submission.

Kevin Burke, applicant, indicated that there were new developments in the massing, fenestration, materials, and roof. He indicated that they were considering a standing seam copper or metal shingle roof. He indicated that they were considering either stucco or copper siding. He indicated that many decisions were driven by the interior program. He indicated that the site is on Park Street and that the lot was subdivided from the Duke Estate. He indicated that the overall concept is to preserve the nature of the estate and to develop a smaller structure set back off the street. He indicated that the idea was for a garden structure, that there was an idea of a sundial in the garden and that there were ideas of light and material. He indicated that the previous submittal included an English Basement. He indicated that they had been advised to bring the grade up a bit. He indicated that the studio had become the mezzanine. He indicated that the glazing above creates a conservatory reading from Farish Street. He indicated that the garden wall creates further screening. He indicated that building is on a slope and that the public entrance is from Park and the private entrance to the bedrooms is on the east. He indicated that the design will read as a garden element and the Duke Garden will remain the reading of the site from Park Street.

He indicated that the windows will be wood or metal clad. He indicated that copper clad windows is the new option. He indicated that he is more committed to using copper. He indicated that they see copper as an archival material and appropriate to the garden structure. He indicated that they see the copper shingle as an appropriate material for the roof. He indicated that there are slate shingle roofs nearby. He indicated that he sees the copper shingle as a way have a building of the same texture as the Duke residence. He indicated that the Duke residence is Clapboard siding with a standing seam roof. He indicated that there is also stucco in the vicinity. He indicated that the copper will go to a range of colors. He indicated that they want to build a well sealed archivally clad house and that they are willing to put a lot into the shell of the house. He indicated that the elevation of the sidewalk is the same elevation as the building and that the building is stepped down and back, giving an appearance of two stories.

Mr. Schwartz indicated that it is a sensitive scheme and that all the changes are improvements. He indicated that he has an interest in the use of copper. He indicated that copper marks the passage of time and that it quickly begins to look beautiful. He indicated that he is in support of all that he sees. He indicated that the garden walls are set up symmetrically at the entrance and that before they were set up asymmetrically.

Mr. Nelson indicated that the project is exciting. He indicated that Park Street has large homes with large yards. He indicated that subdivision can be negative. He indicated that he is glad to

see a good subdivision as a carriage house. He indicated that there is a relationship to the main house and that the new house may be described as a tree house.

Mr. Burke indicated that they intend to raise the living quarters up to the trees.

Ms. Burke indicated that they are using the design to atone for the loss of the garden.

Mr. Nelson indicated that the infill process has been done well.

Ms. Gleason indicated that she likes that they will use the Duke driveway.

Mr. Celentano indicated that the applicants have made a large effort. He indicated that the building is a secondary building. He indicated that there is an amazing relationship and that the scale and placement makes sense. He indicated that the copper weathering makes sense. He indicated that he does not have the same association with copper as a material for an outbuilding. He indicated that it doesn't seem to carry through. He indicated that if the applicants use copper they need not worry about producing the clapboard shape. He indicated that if they use copper they should use it in a way that makes sense for copper.

Ms. Burke indicated that they are currently developing the concept for the copper siding. She indicated that the way copper is traditionally used is labor intensive. She indicated that the concept is to take copper and make it something that can be applied in an affordable way. She indicated that the siding application allows for a rain screen and for heat ventilation.

Ms. Thompson indicated that she thinks the design is beautifully done and that she can picture the structure well.

Mr. Celentano made a motion to approve the application as submitted.

Mr. Nelson seconded the motion.

The motion was unanimously approved.

### **April Minutes**

Mr. Schwartz made a motion to approve the April minutes.

Mr. Celentano seconded the motion.

The motion was unanimously approved.

Mr. Nelson made a motion to adjourn.

Mr. Schwartz seconded the motion.

The motion was unanimously approved.