

**City of Charlottesville**  
**Board of Architectural Review**  
**April 20, 1999**

**Minutes**

**Present:**

Joan Fenton, Chair  
Joe Celentano  
Brent Nelson  
Jessie Hook  
Kenneth Schwartz  
W.G. Clark

**Also Present:**

Tarpley Vest

At 5:00 P.M. Ms. Fenton convened the meeting. She explained the procedure for the meeting.

Ms. Fenton asked the board members if they would like to approve the minutes first. The board agreed to approve the minutes first.

Mr. Schwartz indicated that he had several corrections to make to the minutes. He stated the corrections and submitted them to Ms. Vest.

Mr. Schwartz moved to approve the minutes with the corrections.

Mr. Nelson seconded the motion.

The motion was unanimously approved.

1025 Wertland Street

Staff presented the report.

Doug Gilpin, architect, introduced himself. He indicated that Wade Trembley recently purchased the property. He indicated that the property has been well maintained and that Mr. Trembley intends to use the first floor as his office and to use the second floor as a large luxury rental apartment. He indicated that the adjacent property has similar vinyl windows. He indicated that there are several issues with the condition of the existing windows, including lead based paint and asbestos in the glazing compound. He indicated that the windows will continue with the same character. He indicated that the roof is Esmont slate, not Buckingham slate. He indicated that the life span of the roof ended about 20 years ago. He indicated that the roof has been replaced in pieces. He indicated that they would like to replace the slate roof with the GAF Slateline asphalt shingles, the same shingle that was used on the baggage building at Union Station. He indicated that they have chosen the green shade that will relate back to the greenish gray color of the Esmont slate. He indicated that they also intend to remove the shed and the carport.

Mr. Nelson asked if the asbestos siding is to remain.

Mr. Gilpin answered yes. He indicated that the siding was put on in the 40's or 50's and he can see where the original may be underneath it.

Mr. Nelson indicated that a three dimensional shingle has been used in some places around town. He indicated that some people are continuing to use the asphalt shingle. He asked Mr. Gilpin if there is any particular objection to the three dimensional shingle.

Mr. Gilpin indicated that the three dimensional shingle is more textured and almost looks a little like a shake. He indicated that the asphalt he has chosen imparts a scale closer to slate. He indicated that he thinks that on a larger building the three dimensional shingle could look too textured and out of scale.

Mr. Clark asked Mr. Gilpin why the roof is not being replaced with Buckingham slate.

Mr. Gilpin answered that cost is the reason. He indicated that if new slate were within the budget it would be something to consider. He indicated that there are interior improvements and fire and safety issues that add to the cost.

Mr. Schwartz asked what is going to happen with the dormers.

Mr. Gilpin indicated that the slate will remain on the sidewalls of the dormers. He indicated that the dormers are among the character defining features of the building.

Mr. Schwartz indicated that he agrees with that decision. He indicated that the slate has a lot of patchwork quality to it.

Mr. Celentano asked if this is a preliminary submission.

Ms. Fenton stated that the applicant is requesting final approval.

Mr. Celentano asked about the materials of the stair addition.

Mr. Gilpin indicated that addition will be all wood. He indicated that the enclosure for the new office area will have vinyl siding.

Mr. Celentano asked what the roof material on the addition will be.

Mr. Gilpin answered copper.

Ms. Fenton asked if all the changes meet the requirements for the historic tax credits.

Mr. Gilpin indicated that he will submit for the tax credits soon.

Mr. Clark indicated that he will not vote in favor of the roof. He indicated that he thinks that it should be replaced with a material of equal quality to the slate.

Mr. Schwartz moved for approval of the application. He indicated that he is troubled by the asphalt shingles. He indicated that the Design Guidelines state that asphalt shingles are an appropriate material. He indicated that they are not in a position to deny the shingles, based on the guidelines.

Mr. Celentano seconded the motion.

Ms. Fenton indicated that it may be possible to present two motions, one for the roof and one for all other changes.

Mr. Schwartz indicated that he would like to retain his original motion.

The motion passed with Mr. Schwartz, Mr. Celentano, Ms. Fenton, and Mr. Nelson voting in favor and with Mr. Clark voting against and with Ms. Thompson abstaining.

Mr. Schwartz requested that the issue of roof materials and the design guidelines be placed on the agenda as a discussion item.

Ms. Fenton asked Ms. Vest to put this item on the agenda as a discussion item for the next meeting. Mr. Schwartz indicated that it would be premature not to approve the asphalt shingles before they have looked at the guidelines.

#### 100 E South Street

Staff presented the report.

Robert Vickery, architect, introduced himself. He indicated that his clients have bought the building and they intent to leave it largely as it. He indicated that various windows have been placed all over the building. He indicated that they intend to renovate the upper story. He stated that in order to add light to the office space, they would like to add 7 new windows to the building. He indicated that each window will match the window closest to it.

At this point, Ms. Hook arrived.

Mr. Nelson indicated that the has no problem with what he sees. He indicated that the window selection on this building always seemed a little odd. He indicated that what they are doing is in keeping with what is already there.

Mr. Celentano asked if they plan to cut the new openings.

Mr. Vickery answered yes. He indicated that they will match the look of what is already there. He indicated that several windows have been added and they have a header course above them. He indicated that the façade tends to be read as a flat surface. He indicated that the bricks will be repointed as well.

Mr. Schwartz asked if the entire building would be repainted.

The answer was yes.

Mr. Clark moved to approve the application as submitted.

Mr. Nelson seconded the motion.

The motion was unanimously approved.

#### 118 10 1/2 Street

Staff presented the report.

Ali Abid, applicant, introduced himself. He asked the board if they had any questions.

Mr. Schwartz indicated that it looks like the more delicate parts of the house are on the south elevation. He indicated that the front porch wraps around this side. He indicated that he is interested in seeing how the addition meets up with the existing house.

Mr. Abid indicated that the addition will be an extension behind the building and the porch will remain intact.

Mr. Abid indicated that they are upgrading the roof shingle to a dimensional shingle and that they are matching the existing windows and siding.

Ms. Fenton asked if they are tearing down the rear piece with the chimney.

Mr. Abid answered yes.

Ms. Fenton asked how old that piece is.

Mr. Abid answered he does not know how old it is but that he imagines it is some kind of mechanical part of the building.

Mr. Nelson indicated that he is a little troubled that the elevations do not show the way that the existing house ties together with the addition.

Mr. Abid indicated that, looking from the front of the building, you won't see the extension.

Mr. Celentano asked how this site and 10<sup>th</sup> Street fit within the design control district.

Ms. Vest indicated that the front portion of the property fronting onto W. Main Street is part of the W. Main Street ADC District. She indicated that the entire project falls under BAR review. She indicated that board's charge is to review changes visible from any public right of way, and this includes 10<sup>th</sup> Street.

Mr. Schwartz indicated that the design issues are within the purview of the board. He asked Mr. Abid if there is room for some meeting space on the lower level.

Mr. Abid answered yes. He indicated that the main hall is on the main level.

Ms. Thompson indicated that she is wondering what the precedent is for additions clad in vinyl when the original building has vinyl.

Ms. Vest indicated that she does not know of an example of this type. She indicated that the guidelines recommend compatibility to the existing structure.

Ms. Thompson indicated that this is striking her as incompatible because the building was originally wood clad.

Mr. Schwartz indicated that if you start out using vinyl that leads to a whole series of other concerns. He indicated that this building is extremely prominent. He indicated that this is a major piece of construction for a very important cultural institution. He indicated that he was concerned when he received the information in the packet. He indicated that the building is visible from 10<sup>th</sup>

Street. He indicated that it looks like it is as simple and inexpensive a residential construction as possible. He indicated that he is not sure how to frame the issues of concern to the benefit of a motion.

Mr. Celentano indicated that he has concerns about the massing of the addition. He indicated that the addition is overwhelming the existing structure. He indicated that the level of articulation in the existing house is not carried through. He indicated that the use is not residential and that the addition faces onto two streets.

Mr. Schwartz indicated that the design issues on 10<sup>th</sup> Street are really the key issue for him. He indicated that the addition does not rise to the occasion of building on that street.

Mr. Abid indicated that the surrounding buildings on 10<sup>th</sup> Street are in poor condition and it is basically a run down area. He indicated that the project is an improvement for the street altogether.

Mr. Schwartz pointed out that the coca-cola bottling building on 10<sup>th</sup> Street is an example of a building that has been carefully restored and is successful.

Mr. Abid indicated that across from this site are two houses, a garage and a parking lot. He indicated that everything surrounding it looks really run down.

Mr. Schwartz indicated that he disagrees. He indicated that the coca-cola building is one building that has been restored. He indicated that a lot of the properties are not in good shape but that it is likely that this neighborhood will change and will see a lot of improvement.

Ms. Hook asked if there is something that could be done to the façade of the building to make it more attractive. She indicated that she is just raising the question.

Mr. Abid asked if adding a porch to the back of the façade would improve it from 10<sup>th</sup> Street.

Ms. Thompson indicated that there is a need for a more sensitively rendered design. She indicated that this design does not seem appropriate.

Mr. Nelson indicated that he agrees with all the previous comments. He indicated that whenever you have a lot that goes through the block to the next street there is a certain burden. He indicated that the applicant can turn that burden into an opportunity. He indicated that some work needs to be done on the façade so that it is treated as a front. He indicated that he is concerned about the mass of the building. He indicated that the mass of the addition overwhelms the original house. He indicated that, if designed appropriately, it may not do this.

Mr. Schwartz indicated that the Design Guidelines for New Additions recommend that a new addition distinguish itself from the old. He indicated that they do not necessarily have to assume that the building must be like the original house in every respect. He indicated that the issues of scale, topography and frontage make this a very difficult design problem.

Ms. Fenton indicated that often people come before the board with a concept of how to design the building to get what they want out of it. She indicated that this is such a significant building for them that they would want it to be a wonderful building. She indicated that it may be that in three years they wish that they had done something wonderful.

Mr. Abid indicated that the design choices were not an issue of cost but they were trying to match the existing building. He indicated that for example, he doesn't really like the roof pitch, but he was matching the existing roof pitch. He indicated that the only thing that comes to mind as a solution for 10<sup>th</sup> Street is to add a porch to that façade.

Mr. Nelson asked if the parking would be built as shown on the plan.

Mr. Abid indicated that they plan to do a lot of landscaping with a few parking spaces in the back.

Mr. Schwartz asked Mr. Abid if he is an architect who specializes in Mosques.

Mr. Abid indicated that he is a contractor and the drawings and designs were produced by an engineer.

Mr. Clark indicated that he suggests that the design is terribly complicated and difficult to do. He indicated that there are merits to having an architect look at it. He indicated that this is an important public building and an important public institution that deserves some design attention.

Mr. Schwartz moved to deny the application with the specific issues of the scale relative to the historic property and concern about the design expression relative to the existing property. He indicated that there are concerns about the design strategy on the 10<sup>th</sup> Street elevation.

Mr. Nelson indicated that the concern that this is a double frontage lot and the design needs to look more like the front of a building.

Mr. Clark stated that in this context, there is no rear.

Mr. Schwarz added the following concern to his motion:

The expression of the 10<sup>th</sup> Street fontage, which does not seem to be a carefully designed front but seems to be a back of a building.

Mr. Schwartz indicated that he took the Virginia Certified Planning Commissioners course. He indicated that he learned that in motion it is very important to articulate the reasons for the denial.

Ms. Hook asked if the board is saying that they would like to see the expertise of an architect.

Mr. Schwartz indicated that he hesitates to say that it specifically needs an architect but it does need more design care.

Mr. Abid indicated that he is willing to do something more appealing. He asked if it would be an improvement to extend the vinyl all the way around.

Mr. Clark indicated that the addition needs some design care and the applicant needs to come back with some suggestions or studies of other possibilities.

Mr. Nelson indicated that as he understands the motion, the addition needs further design attention relative to the massing and the existing double lot frontage.

Mr. Schwartz moved to deny the application for the reasons stated.

Mr. Nelson seconded the motion.

The motion was unanimously approved.

Ms. Fenton indicated that she will be happy to meet with the applicant after the meeting. She indicated that sometimes applicants are restricted by trying to mimic what is already there. She indicated that her feeling is that this building might be there in 100 years and there is a chance to build something exciting and wonderful.

Mr. Schwartz indicated that, in other cases that have been successful, the owner or architect has involved the board early in the design process and has come forward with studies. He indicated that involving the board early in the design process can help to zero in on difficult design problems. He indicated that it is beneficial to share ideas early on.

Ms. Fenton indicated that Mr. Abid may want to come back to the board with rough sketches and that they would be more than happy to provide any feedback that they can.

#### Metropolitan

Staff presented the report.

Tim Burgess, applicant, introduced himself. He indicated that they intend to construct a low masonry wall around the perimeter. He indicated that the land slopes slightly and they will put a step down. He stated that they will construct a wrought iron railing and will have planters. He indicated that the paint color they have chosen is close to the side of the theatre building.

Mr. Clark indicated that there are several colors on the sample. He asked which color paint would be used.

Mr. Burgess pointed out the red color that will be used.

Mr. Nelson indicated that he is having a hard time seeing the low wall and railing.

Mr. Burgess indicated that the wall is only about 6" tall and brick. He pointed out the drawing and showed where the wrought iron railing will be built.

Mr. Clark made a suggestion that a slate cobblestone cast texture may be far too rough. He indicated that a slate texture may be more useful to him. He stated that this is only a suggestion.

Mr. Burgess indicated that they are fond of the rougher appearance and that they are not looking to put as many tables as possible in the space.

Mr. Clark asked which red color they are talking about.  
Mr. Burgiss indicated that the color is "Cinabark".

Mr. Clark moved to approve the application as submitted.  
Ms. Hook seconded the motion.  
The motion was unanimously approved.

Mr. Schwartz indicated that the black painted metal and simple details seem straightforward. He indicated that his personal two cents on the paint color is that he is fond of the white. He indicated that he understands the logic, but the white seems to tie in with the predominantly white interior. He indicated that the red is a perfectly compatible color.

Mr. Burgess indicated that they chose the darker paint because it is a night restaurant and they can see more of the restaurant from the street.

#### 313 W Main Street

Staff presented the report.

Mr. Clark asked about the metal flagpole.

Mr. Train indicated that the pole has been eliminated since the time that the drawings were generated. He indicated that the entablature will get taller and the name of the bank will be in the entablature. He indicated that the overall condition is fairly poor. He indicated that they will replace the cornice and he would like to replace the upper windows. He indicated that the lower storefront originally had a transom band and they are trying to recall that band. He indicated that he does not have a brick selected for the base yet.

Mr. Nelson asked if the drawing shows an ATM on the front.

Mr. Train answered yes.

Mr. Nelson asked if the storefront is glass.

Mr. Train answered that it is plaster walls set 6 feet back.

Mr. Celentano asked what the strategy will be if they uncover something unexpected.

Mr. Train indicated that if the sill sits high enough, they will be able to recall the transom. He indicated that if it is low, they will have to move to something else.

Mr. Clark moved to approve the application with the following:

The understanding that the applicant will come back with the discovery

A commendation to the applicants for a rehabilitation that will be terrific.

Mr. Schwartz seconded the motion.

The motion was unanimously approved.

#### 113 W Market Street

Ed Walker, applicant, introduced himself. He indicated that the pavers would be installed by a standard method of placing them on a gravel base. He indicated that they will have a two inch surface. He indicated that he will install a wrought iron rail from Gilpin ironworks. He indicated



that at the last meeting the board showed a preference for the embassy railing and so he has chosen that railing.

Mr. Nelson asked if the railing would be off of the wall.

Mr. Walker indicated that the railing would be 4 inches inside the perimeter of the wall.

Mr. Celentano asked if the CMU infill wall would be plain CMU.

Mr. Walker indicated that he would use embossed block to look as close to the existing wall as possible.

Mr. Schwartz asked if the wall would be painted out.

Mr. Walker indicated that it would be painted white to match the existing wall.

Ms. Pappas asked if the fence was going to be contained onto the applicant's property and if the fence would follow the boundary. She indicated that the existing wall is actually on her property.

Mr. Walker indicated that the fence will be inside the wall and will be outside of her property.

Ms. Pappas asked if the fence is going to be between the two houses and if the fence will be set inside the wall. She indicated that she wouldn't want people going between the two houses

Mr. Walker answered yes.

Mr. Schwartz asked if there will be access to the outdoor area without going through the restaurant.

Mr. Walker answered that the only access will be through the restaurant.

Mr. Clark indicated that he suggests that the applicant check with the building official to be sure that he does not require a fire exit from the yard. He indicated that an exit to the street may be required for safety.

Mr. Nelson indicated he has aesthetic concerns with removing the entrance from the front. He indicated that one would normally expect to see a gate there. He indicated that closing off the front entrance seems incompatible with the area.

Mr. Walker indicated that the existing opening will be embossed with block pavers and will be united to look like the rest of the wall.

Mr. Clark asked Mr. Walker if he is using regular split faced block.

Mr. Walker indicated that he calls it embossed block because it has a rough look to it.

Mr. Clark indicated that the design problem relates to the code question. He indicated that the code question needs to be answered before the design problem can be worked out.

Mr. Schwartz moved to approve the application with the concern expressed about the central infill wall that is proposed. He indicated that there is aesthetic concern and concern about the safety code, and the concern over the code is out of their purview.

Mr. Clark indicated a suggestion that the applicant bring the proposal before the building official. He indicated that perhaps it bothers the board aesthetically because they sense that it is not a good solution, from the standpoint of the code and safety.

Mr. Nelson indicated that even if the code permits the infill wall, a better solution, from an architectural standpoint, is a locked gate. Mr. Nelson indicated that this would be more in keeping with the historic district and the character of the house.

Mr. Clark moved to approve the paving and the railing and to recommend that the owner consider preserving the existing opening with a gate.

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

Ms. Fenton stated that, to clarify, the board would like to see a gate submitted for approval.

Mr. Higgins stated that, architecturally, it will look better to have a gate.

Mr. Clark indicated that retaining the entrance will preserve the house for another future owners' use who might want an entrance at the front.

Mr. Higgins indicated that the house is oriented to Market Street and the entrance is an architectural element that repeats itself throughout the neighborhood.

Ms. Fenton indicated that the applicant could ask the city for permission to put a sign on the gate clarifying that the entrance is on the side.

At this point, Mr. Clark excused himself from the meeting.

#### Kiosks on the Mall

Ms. Fenton indicated that she has had several people comment on the issue of the removal of the kiosk and so she put the issue on the agenda.

Mr. Higgins stated that he would like to clarify some of the facts about the kiosks. He indicated that he laid out the sequence of events in the memo. He indicated that he would like to open up the discussion and that the city is open to suggestions from the board. He indicated that City Council wants to find a solution to the issues of public information. He indicated that the water fountain is a tremendous maintenance problem, as are the phones. He indicated that a lot of utility exploration is occurring under the Mall. He indicated that there are long term maintenance issues to be addressed on the Mall. He indicated that the kiosks are secured in storage until these issues can be addressed. He indicated that if anyone has suggestions he will certainly pursue the suggestion.

Ms. Thompson asked if there was concern about the fountains on the Mall.  
Mr. Higgins clarified that the concern is over the water fountains on the kiosks.

Mr. Nelson indicated that the telephones are of real value and address a real safety issue on the Mall. He indicated that he has called 911 a number of times from the phones.

Mr. Higgins indicated that Sprint is addressing the issue of the phones. He indicated that they have had a lot of difficulty maintaining them. He indicated that they have asked Sprint to contact them with suggestions for the phones.

Mr. Nelson indicated that the phones on the sides of buildings are not as noticeable as the kiosks.

Mr. Higgins indicated that Sprint has found that the phone mounted on the wall next to Bashir's is more recognizable.

Mr. Schwartz indicated that it is important that phones mounted onto walls be brought to the city for administrative review. He indicated that his only concern is that the phone company doesn't try to install something really garish.

Mr. Schwartz indicated that the memo provides a clear explanation of the sequence of events. He stated that he wonders if it may be possible to make the memo available in a more public forum. He indicated that he hopes that the BAR will be involved with Mall planning in coordination with the City Council so that all the groups are on the same page.

Ms. Fenton indicated that there is a question about whether or not the city should have come to the BAR for approval for the kiosks. She indicated that she wonders what will happen when the Mall is being redone.

Mr. Higgins indicated that the BAR will absolutely be consulted when decisions are made about the Mall. He indicated that the kiosk issue was really a misunderstanding.

Ms. Fenton indicated that there is a perception that the city should have come to the BAR.

Mr. Higgins indicated that he should send the memo to the C'Ville Weekly so that they understand the sequence.

Mr. Celentano indicated that between this issue, the issue of the Mall furniture and the issue of the vendors, he wonders if the Mall is in need of a new master plan. He indicated that Halprin designed the Mall about 25 years ago and it may be time produce an updated master plan.

Mr. Higgins indicated that a master plan for the Mall is being discussed and they will probably hire somebody to do comprehensive design analysis of the Mall.

Mr. Celentano stated that such a plan would be really helpful to the BAR.

Ms. Thompson indicated that she recalls working on a Mall study several years ago.

Mr. Higgins indicated that the BAR worked with the Urban Design Committee on a study of mall maintenance, which was presented to Public Works.

Mr. Celentano indicated that a master plan could show the fire lane, vending carts and cafes.

Mr. Nelson indicated that there is so much going on that it is often hard to make decisions on an individual basis without being able to see the big picture.

Mr. Higgins indicated that this difficulty has been true for cafes. He indicated that seeing all the cafes together on one map helped.

Mr. Schwartz offered the following motion:

Recognizing the importance of getting the process going, the BAR moves to recommend for City Council's consideration action towards some form of consultants study looking comprehensively at the Mall. The kiosks are one element that could be included in the study.

Mr. Schwartz indicated that, regarding the kiosks, when people don't have information, they become suspicious. He stated that he would like to see this move forward.

Ms. Fenton indicated that the board would like to urge Council to work to come up with a comprehensive plan for the Mall that addresses the issues of vendors, cafes, and kiosks, and it should be looked at as one comprehensive piece.

Mr. Higgins indicated that all these issues are tied together. Mr. Higgins indicated that Council recognized in the budget the Urban Design Plan. He indicated that the existing Lynch plan is one of the more referred to and implemented plans in the city. He indicated that a mall plan may be folded into the Urban Design Plan or it may be a separate study.

Ms. Fenton asked the group how they would like to address the issue to Council.

Mr. Celentano indicated that he did not know what would be the strongest approach.

Mr. Higgins suggested that the board craft a resolution. He indicated that a resolution has a certain amount of force behind it for Council to respond to.

Ms. Fenton indicated that she is willing to present a letter and a resolution from the entire board. She indicated that she could circulate a draft of the letter over the next several weeks. She indicated that it is better if this comes from the whole board. She indicated that she has been pursuing this issue on her own for about a year.

Mr. Nelson indicated that, given the density of the uses on the Mall, it is urgent.

Ms. Fenton indicated that every time that the board is presented with another individual project there is a stronger sense of urgency.

#### Other Business

Ms. Thompson asked what the status was of the preservation awards.

Ms. Vest indicated that she is hoping to have the award announced in the awards and commendations section of the City Council meeting in May.

Ms. Thompson indicated that she would work with Ms. Vest to develop a wording statement for the award presentation.

Mr. Schwartz indicated that he participated in a discussion with Preservation Piedmont and almost 30 people showed up. He indicated that there was a good discussion of some of the principles that underlie the BAR. He indicated that it was a nice discussion and some good questions were raised towards the end of the meeting. He indicated that he would like to thank the AIA for arranging the meeting.

Mr. Celentano indicated that there was a panel made up of Mr. Schwartz and Mr. Nelson, Gabe Silverman, Lee Danielson, and several outside experts. He indicated that he thinks that it was a successful event.

Mr. Nelson indicated that he was pleasantly surprised by the dialogue between the developers and the BAR. He indicated that newspaper article really misrepresented the event.

Mr. Higgins indicated that he agrees that the article misrepresented the discussion. He indicated that he asked the City Manager to call the editor of the Daily Progress to address the issue.

Mr. Higgins indicated that the developers on the panel pointed out that the board has matured as a group.

Mr. Schwartz indicated that he was surprised that there were not other councilors there. He indicated that it would be helpful to have a summary of what developed in that discussion.

At 7:30 Mr. Schwartz moved to adjourn the meeting.

Mr. Celentano seconded the motion.

The motion was unanimously approved.