

MINUTES OF THE
CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

SEPTEMBER 22, 1987 - 10:30 A.M.

COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Jack Rinehart, Chairman
Carol Troxell
Lloyd Smith
John Allen
Genevieve Keller

ABSENT

Douglas Gilpin

STAFF PRESENT

Satyendra Singh Huja
Fred M. Boger

Mr. Rinehart called the meeting to order at 10:30 a.m. and called for the consideration of the minutes.

A. MINUTES

The minutes of the August 25, 1987 meeting were approved with the change of the word "place" in line 6, paragraph 6, to read "face". The motion for approval was made by Mr. Allen. Mrs. Troxell seconded the motion, which passed unanimously by vote of all members present.

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

- 1) DBAR 87 - 3 - 84 280 West Main Street
New Construction
Lewis and Clark Square

Mr. David Oakland, representing VMDO Architects, appeared before the Board, stating that it has been found that quarry tile is "ridiculously expensive", and that it is not economically feasible. They are requesting approval for Dryvit to be used for the cantilevered portions of the building, i.e., balconies, etc. The color of the Dryvit will match the color of the proposed tile. Mr. Oakland stated that there would be a savings of \$120,000 - \$130,000 if Dryvit is used.

Mr. Rinehart was concerned about the comparison of the color of the limestone coping to the color of the proposed Dryvit. He wants the Dryvit color to compliment the color of the limestone, and be a warm color, not cement gray.

Ms. Troxell stated that she feels the change of material is unfortunate, but that the Board cannot object to it. Mr. Allen would like to have sub-contract estimates submitted for substantiation of the economic factors. Mr. R. E. Lee, Jr. was present and stated that he felt that approval would have to be secured from Mr. Redinger for the submittal of these estimates. This is a wall system which is partly subcontracted and partly not. Mr. Lee also stated that the economic considerations are so severe that the building cannot be built with quarry tile.

Mr. Oakland pointed out that the Dryvit would only be seen from a distance. It does not begin until three floors up on the building.

Mr. Rinehart said that all elements of this building need to be put in a palette and shown to the Board at the same time.

Following the general discussion, Mrs. Troxell made a motion for approval with the final color of the stucco, which is to be warmer and less yellow, being administratively approved by the Chairman of the Downtown Board of Architectural Review. The motion was seconded by Mr. Allen, and unanimously approved by vote of all members present.

2) DBAR 87 - 9 - 98

Downtown Mall - Vending Cart
Ms. Sara D. Watson, Applicant

Mr. Boger presented the staff report on this item. Ms. Watson and her husband, who designed the cart, were present for the meeting. Ms. Watson stated that she has experience with carts, and that natural wood is preferable to paint for a number of reasons. They have incorporated four posts into the present design, as staff requested. They have also added handles, which are cosmetic only, as the cart will be turned by the posts.

The use of natural wood was discussed. This is a top-quality cart which will cost \$1,200. Ms. Watson wants the look of natural wood (preferably oak) for display of her merchandise. There will be morticed corner connections, with wood edging. There will be no exposed corners or edges. The posts will be compatible with the design and materials of the cart.

Mr. Rinehart stated that he would like to make the approval conditioned upon the cart being maintained in top condition. Mr. Allen stated that he felt the darker oak is preferable, and suggested that the last two coats of finish might be semi-gloss. He stated that he would prefer a brown and cream awning to the blue/white/gray material proposed. Ms. Watson said that she needs light coming in through the awning, and these colors achieve that goal. The colors will be compatible with the posts of the cart.

There was a brief discussion of the materials being used in the interior of Ms. Watson's shop located in the Hurt Building.

Mrs. Keller made a motion for approval of the Certificate of Appropriateness for this cart with the following conditions:

- a) The finish on the oak is to be maintained in a gloss finish with a non-weathered look.
- b) Handles are not required, but may be added at the option of the applicant.
- c) Signage for this cart is to be administratively approved.

The motion was seconded by Mr. Smith, and passed by unanimous vote of all members present.

- 3) DBAR 87 - 9 - 99 100 South Street, West
Rear Fire Escape
Mr. John Farmer, Applicant

Mr. Boger presented the staff report on this item, stating that the proposed fire escape will be similar to the one on the adjacent building. It will have a cover attached to the wall, and will be painted black with a touch of green in it. The rear of the building is to be painted to match the front and end. The concrete apron in front of the building is to be topped with asphalt. The parking spaces will be marked off by bricks or other suitable markers, and a tree will be planted between the entrance steps and the corner of First and South Streets.

Mr. Seth Warner, representing the applicant, stated that Richard Pace of the City Inspections Department said that the canopy above the fire escape was not required, because an exterior stair and a fire escape are two different things. Mr. Warner requests that the canopy be approved only as an option because of maintenance problems. He prefers approval of the stair only without the canopy. He stated that the tree would probably be a dogwood. The Board prefers planting the tree in the ground to planting it in a tub. The stair will be of at least comparable quality and craftsmanship to that of the adjacent building.

Mrs. Troxell moved for approval of the general scheme of the fire escape without the canopy, with detail drawings to be administratively approved. The Board approves the use of black with a green tint. Approval was given for the rear of the building to be painted to match the front and end. The tree is to be a specimen 8 - 10' zelkova tree, with its location to be administratively approved. The markings on the pavement are also to be administratively approved.

The motion was seconded by Mr. Allen, and passed by unanimous vote of all members present.

- 4) DBAR 87 - 9 - 100 100 South Street, West
Sign Appeal
Mr. Craig Kelley, Applicant

Mr. Huja stated that the sign should be similar in format to other signs on the building. He said that he had a problem with the color that Mr. Kelley had requested, and had suggested that the sign be designed without the color, and that Mr. Kelley come to the Board for color approval. He also felt that the sign should not be located in front of the window.

This building can legally have a sign for every tenant. Mr. Huja stated that he felt that these signs should all be under the canopy, and be similar in size, location, background color, and other details. Variety could be achieved by lettering, color, etc.

Mr. Kelley, the applicant, presented a panoramic photograph of the street. He wants the sign to attract customers to his business. He feels the sign needs to be 24" high, rather than 18". He is willing to use a burgundy color for the color fill to be compatible with the building. The neighboring signs of his competition are quite large, and he feels that he needs a large sign in order to be seen.

Mrs. Troxell stated that she feels that the applicant will gain in the long run by retaining the uniformity of size of the signs on the building, but she would not be opposed to a larger sign.

Mr. Huja stated that he feels that visibility can be attained by color contrast.

Mrs. Troxell said that she feels that the graphics of the sign are good.

Mr. Rinehart stated that he feels that the larger size of the sign is justified because of the lettering.

Mr. Kelly said that there were probably many signs on this building at the turn of the century.

Mr. Allen made a motion to approve the color (Pantone 201-U) and graphics of this sign based on the size of the sign being 18" x 96". The sign should have a painted border of maroon or black and a background of khaki/beige. The motion was seconded by Mr. Smith and unanimously approved.

C. OTHER BUSINESS

1) DBAR 85 - 8 - 44

218 West Market Street
Old A & P Building

Mr. Boger stated that the owners of the old A & P Building at 218 West Market Street want to put in two windows on the end of the building adjacent to the Omni Hotel. The architect has stated that he has problems with the style of the windows.

Following a general discussion, Mr. Rinehart made a motion to defer the decision on this request, and ask Mr. Boger to request the applicant to do something appropriate to the building as it has been renovated, i.e., a storefront system approach. The glare and fading of the south facade of the building should be pointed out. The suggestion should be made that the applicant use an awning with the redesigned windows or some other approach compatible with the rest of the building. The motion was seconded by Mr. Allen and unanimously approved by vote of all members present.

- 2) 300 East Market Street - Request for replacement of ground floor windows (in window wells).

Mr. Boger presented this item, stating that the applicant is requesting approval of replacement of the windows at the ground level of the building located at 300 East Market Street. The window systems are deteriorating because of dampness and replacement is necessary.

The Board discussed this request, and generally approves the intent, but the applicant must demonstrate that the design of these windows will not be altered.

Mr. Rinehart made a motion to defer this request until the Board can view the property. The motion was seconded by Mr. Allen and passed unanimously.

- 3) DBAR 87 - 8 - 95 100 West Main Street
Soft Drink Vending Machines
Woolworth's, Applicant

Mr. Boger stated that he had been contacted by Mr. Padgett, who had not yet had an opportunity to discuss this matter with the national organization of Woolworth's. After a brief discussion, Mr. Rinehart moved to extend the deadline for this item 30 days or until the end of the next regularly scheduled meeting. Mr. Allen seconded the motion, which was unanimously approved.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMAN'S REPORT

There was none.

F. BOARD MEMBERS' REPORTS

There were none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none.

There being no further business, the meeting was adjourned at 12:00 noon.

FMB:bk