

DRAFT MINUTES OF THE  
BOARD OF ARCHITECTURAL REVIEW

DRAFT

FEBRUARY 18, 1992

Present:

Kurt Wassenaar, Chairman  
Todd Bullard  
Peggy Van Yahres  
Pryor Hale  
Blake Caravati  
Urban Design Committee  
Members

Absent:

M. Jack Rinehart  
Genevieve Keller  
Courtney Sargeant

Staff Present:

Satyendra S. Huja  
Ron Higgins  
Fred Boger  
Vera Mason

RIDGE STREET BRIDGE REPLACEMENT

Representatives of the Virginia Department of Transportation were present to explain their proposals, with the aid of maps, for the new replacement bridge which will run from Monticello Avenue to West Main Street. Every effort will be made to keep disruption to a minimum to protect adjacent properties and the Fire Department entrance.

The bridge will be faced with brick on the bridge side only and will be 3/10ths of a mile long. The sidewalk will also be brick as requested by the Federal government. A railing will be placed on top of the wall to maintain continuity with the railings at each end of the bridge. The new railing will be bronzed anodized aluminum to give it an antique appearance. Ms. Van Yahres said she would like to see a wrought iron railing. Mr. Huja asked if the railing could be black instead of bronzed. He was told yes as it could be painted. Mr. Caravati said he would prefer to trade the brick bridge for a cast iron railing and have no brick on the side.

The construction cost is expected to be approximately \$1,000,000.00 which will include lighting. There will be two pedestal lights at each end of the bridge and Virginia Power Company is working on the street lighting plan. The utilities which are presently above ground will be put below ground. The existing clearance of the bridge is 17.5-ft. and this will be raised to 18.4-ft.

Mr. Bullard asked if the railing will be a hand rail. The answer was no; it will be placed on top of the brick retaining walls. Drainage from the bridge will empty into the City's sewer system. Ms. Van Yahres and Mr. Bullard said they would prefer a concrete sidewalk instead of brick. A State highway representative said the curbs would be 9" high with an additional 1-1/4" for the brick. Mr. Wassenaar noted that the brick pavers started at an odd point. It was explained that the grade would dictate where the sidewalk started.

1. **BAR-11-375**

**Mall Extension, City of Charlottesville, Applicant**

Mr. Huja made a brief presentation on the revised plans for the gateway and Mall extension. He stated that an arch facade has been chosen and that pre-cast sections were chosen for the bridge. This is because they can be put in place more quickly than the conventional method, and thus traffic could be restored much sooner. He pointed out where the Veterans Memorial would be placed and stated the cost for the bridge would be \$600,000.00. There would be lighting inside the tunnel - both at the sides and on the ceiling. There would also be a pedestrian handrail and lighting on top of the bridge. Mr. Wassenaar stated that the arch is very important and he would be willing to go before Council to plead the Board's case for one that is well designed. City Council has preferred brick, which is acceptable to both Boards. There are two different types of railing to be used unless engineers can match the railing on the other side of the bridge.

Members of the Urban Design Committee left the meeting at this point.

Mr. Kurt Wassenaar, Chairman, opened the regular meeting of the Board of Architectural Review. He welcomed Pryor Hale as a new member, and suggested the minutes for last month be reviewed at the end of the meeting.

2. **BAR 92-2-377**

**1204 Rugby Road - Fence Color and Site Plan Discussion.  
Thomas & Kemp Hill, Applicants**

Mr. Madison Spencer, architect, was present representing Mr. & Mrs. Hill. He explained that the Hills want to put in a garage structure, remove the exposed parking area, and use this area as a garden. They believed the fence in its natural state blended in well with the surrounding area and what it to remain that way.

Mrs. Van Yahres said she thought a white, frame house needs a painted wood fence. After some discussion, Mr. Bullard made the motion that the Hills request for their fence to remain natural be approved, and this was seconded by Blake Caravati. The motion passed by the following vote: Ayes: Wassenaar, Bullard, Hale, Caravati; Noes: 0; Abstentions: 1 (Mrs Van Yahres had a conflict of interest).

3. **BAR 92-2-378**

**2044 India Rd; Peyton Cottage;  
Seminole Square; James & Ann  
Wicks, Applicants**

Mr. and Mrs. Wicks have purchased a five-acre parcel of land (out of a 40-acre tract) in Advance Mills, and would like to save the Peyton House from demolition by having it moved to this site.

Mr. Caravati said he would not want to vote on this now because he thought

**DRAFT**

the original applicant should come before the Board to explain what can be done about the outbuildings. The owner still has an obligation to rebuild the three outbuildings since his demolition request (which was denied) did not refer to these structures. Mr. Bullard said he was concerned the house would be bulldozed over in six months. Mr. Boger stated that the Ordinance says that the outbuildings can be torn down and that there could be a delay of any effort to rebuild them for up to one year. Mr. Wassenaar said he would like the original owner to take as much responsibility for these buildings as possible.

Mrs. Hale made the motion that the Board members postpone making a motion at this time, but that it approved in principle the house being moved contingent upon a review by the City Attorney to determine if there is anything that can be done about the outbuildings, and prevention of the house from demolition in October 1992. The motion was seconded by Todd Bullard and it passed by the following vote: Ayes: Mr. Wassenaar, Mr. Bullard, Mrs. Hale; Noes: Mrs. Van Yahres and Mr. Blake Caravati.

4. **BAR 92-2-379**

**Relocation of Zandi's Cafe**

Mr. Boger informed the Board that Zandi's had requested permission to move their cafe from the 100 block of Fifth Street SE to the 500 block of East Main Street. Because of the lateness of the hour, Mr. Wassenaar made the motion that this matter be deferred to another time. Mrs. Hale seconded the motion and it passed by the following vote: Ayes: Mr. Wassenaar, Mr. Bullard, Mrs. Hale and Mrs. Van Yahres; Noes: 0; Abstentions: 1 - Mr. Caravati.

2. **USE OF \$50,000.00 (RONALD PARHAM FINE)**

The Board was informed that the Paramount Theater had asked to be allowed to use the \$50,000.00 to help renovate the Paramount Theater. The Board members opposed the idea, and Mr. Wassenaar asked Mrs. Van Yahres if she would go before City Council that night (February 18, 1992) and represent the Board in its opposition to this request. Mrs. Van Yahres agreed to do so.

3. **MINUTES**

Mr. Wassenaar made the motion that the minutes of the January 21, 1992 meeting be adopted subject to the following corrections:

Page two, last paragraph. This should read as follows: "This motion was seconded by Jack Rinehart who stated that the Mall extension - details, materials and so forth - must relate to those of the existing Mall to maintain continuity".

Page three second line should read " - he stated he had a potential conflict of interest."

**DRAFT**

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:15 p.m.

DRAFT