

DRAFT

MINUTES OF BOARD OF ARCHITECTURAL REVIEW

MAY 21, 1992

Present:

Kurt Wassenaar
Todd Bullard
Peggy Van Yahres
Eldon Wood
Dawn Thompson

Absent:

Blake Caravati
Courtney Sargeant

Staff Present:

Fred Boger
Vera Mason

Mr. Wassenaar, Chairman, called the meeting to order at 3:35 p.m.

A. MINUTES

Mr. Wassenaar made a motion that the minutes of the April 21, 1992 meeting be approved. This was seconded by Eldon Wood and passed by the following vote: Ayes: Mr. Wassenaar, Mr. Bullard, Ms. Van Yahres, Mr. Wood and Ms. Thompson. Noes: 0; Abstentions: 0.

B. 1. BAR 92-04-384

124 E. Main Street, Exterior Renovation
R. Madison Spencer, Applicant

Madison Spencer, applicant, was present and showed the Board members photographs of the Glassner Building and explained his plans to renovate the structure so that he and his wife can make the second floor their home. They proposed to open the original windows on Second Street which are bricked over, do re-pointing work, bring the wall structure up to a presentable condition and clean the exterior walls. Eventually they plan to replace the double-hung windows on the Mall with casement windows as this would be better from a design standpoint. They also plan to remove the shallow attic which would give extra height to the floor below.

On the Second Street side of the building they propose to replace the side entry door with a copy of what was originally there. This would be a panel door approximately 8-ft. high with a small window above it. The Spencers would also like to restore the original skylight. The alley should also be better organized as it is where the garbage cans are kept and it tends to attract trash. The garbage cans could be enclosed, and Mr. Spencer suggested an enclosure be built underneath the stairs to house them.

The Second Street facade needs to be painted. The Spencers are willing to invest money into Glassner's storefront to cover up some of the brick to allow a wood panel to be installed which would be painted.

The louvered shutters on the Mall side would be removed and the windows replaced or scraped. The front of the building would be left painted white. The building also needed to be cleaned. Mr. Boger stated that it would have to

BAR Minutes (May 19, 1992)
Page Two
May 22, 1992

be power-washed as sandblasting is not allowed on the Mall.

Mr. Spencer said he would like to have a private roof hut built with a tin roof and tin siding.

Mr. Spencer also mentioned he had spoken with Virginia Power Company and they might consider putting the power lines underground.

Mr. Bullard made the suggestion that the Board accepts a list of proposals for improvement of the Glassner Building, as follows:

- Opening of Second Street windows
- Repair/refurbish facade (on both sides of building)
- Removing or refurbishing shutters on Mall side and installation of large windows on second floor
- Installation of roof structure
- Re-pointing
- Replacement of side entry door
- Cleaning building

Mr. Wassenaar made the motion that the Board be provided with details on the door, windows, paint color, materials, mortar and roof structure. In answer to a question, Mr. Wassenaar said these items could be approved administratively. This motion was seconded by Eldon Wood and passed by the following vote: Ayes: Kurt Wassenaar, Todd Bullard, Peggy Van Yahres, Eldon Wood, Dawn Thompson. Noes: 0; Abstentions: 0.

C. OTHER BUSINESS

1. 400 East Main Street,
Kurt Wassenaar, Applicant

Mr. Wassenaar, as applicant, presented his drawings to the Board for the conversion of 400 E. Main Street to an office building. The plans are to remove the parapet and add another floor. A portion of the building would be removed to provide another entrance and to break up a large expanse of the wall. The conversion will include an elevator, lobby and staircase. The top floor will be of stucco or dryvit; the roof will be metal standing seam; a rooftop deck will be installed in the front and back of roof. The windows to be installed in back will be the same as those in front. Part of the front will be painted steel to give a 1930s appearance. The concrete block will be covered with banding, and the brick refurbished. The flagpole will be left intact.

Pryor Hale asked how high the building would be and was told 39-ft. to 40-ft. at highest point. A question was raised about a different type of roof being installed on Mall. The Board members said they liked it. Ms. Van Yahres

said details are important and we don't want a flat look.

The Board members unanimously approved of the concept in principle.

2. Sub-Committees

Mr. Wassenaar handed out notes of the April 27 meeting to each Board member and staff. He indicated that he would like to appoint a committee to look at the Linden tree located on the Carter-Gilmer property. He said the tree was dead and needed to be replaced. The other tree is under stress but may survive. The question was asked whether the property owners would be willing to replace the dead tree with another large caliber tree. Ms. Van Yahres said a large tree or several trees were needed to replace the Linden.

Ms. Van Yahres and Ms. Hale volunteered to look at the tree and then talk to Mr. Huja and Mr. Boger.

Mr. Bullard said he may have "time" problems in serving on the "Awards and Effectiveness Committee" and said he'd like to think about the matter a little longer.

3. Council Meeting

Mr. Wassenaar was present at the Council Meeting held on Monday, May 18. He said Mr. Lu's plan for the Mall Extension was \$400,000.00 over budget. The priorities are: completion of the gateway to the edge of performance space, completion of bridge and arches. The parking deck was \$2,000,000.00 under budget.

Mr. Wassenaar said the Council members are committed to brick pavers being used on the Mall Extension. The Board members do not want to see asphalt. To save money, the superfluous items have been removed. The paving surface would have a sub-base with a "broom" finish instead of brick. Mr. Wassenaar said that Mr. O'Connell suggested we start with a figure of \$1,500,000.00 and then add to this figure as necessary. The money saved from the parking deck plus money City Council can allocate may be sufficient. Mr. Wassenaar's request to Council to approve the bid packaging was approved. Each Committee Chairman should receive a copy of the bid package.

Mr. Wassenaar reported that the revolving fund is coming together and that the Board needed to wrestle with the problems associated with carts and tables on Mall so that Mr. Boger has standards to go by.

The Committee Reports would be presented at the June 16th meeting.

BAR Minutes (May 19, 1992) meeting
Page Four
May 22, 1992

D. ADJOURNMENT

There being no further business, the meeting adjourned at 4:45 p.m.

FMB/vm