

DRAFT

MINUTES OF
BOARD OF ARCHITECTURAL REVIEW MEETING
MARCH 16, 1993

Present:

Kurt Wassenaar, Chmn.
Peggy Van Yahres, Vice Chmn.
Dawn Thompson
Eldon Wood
Martha de Jarnette
Blake Caravati

Absent:

Pryor Hale
Todd Bullard

Staff Present:

Satyendra Singh Huja
Fred Boger
Vera Mason, Recording Sec

Mr. Wassenaar, Chairman, opened the meeting at 3:35 p.m.

1. CERTIFICATES OF APPROPRIATENESS

1. BAR 93-03-408

Removal/Replacement of Existing Windows
113 4th Street NE

Mr. Robert Troxell, applicant, was present and stated that he wanted permission to remove the existing steel casement windows and replace them with similar wood windows. He stated that he would be dropping the window sills by removing two courses of brick and would use windows with the same number of lights, but 2" longer, as replacement windows. Mr. Wassenaar stated that approval could be given administratively.

Mr. Caravati made the motion that the Board approve a Certificate of Appropriateness to replace the existing steel casement windows for larger pane windows subject to the approval of two board members plus Fred Boger. The paint color would also be administratively approved. Ms. Van Yahres seconded the motion and it passed unanimously by all present. Ms. Thompson had not arrived yet.

Ms. Dawn Thompson came into the meeting at this point.

2. BAR 93-03-401

City Hall, East Main Street

Mr. Dick Shank, of Shank and Gray architects, was present and showed the Board members drawings of the aluminum louvered screening that was planned to to conceal the new horizontally configured cooling towers from view. There would be no screening on the far side (west) of the towers.

BAR Minutes (March 16, 1993)

Page two

March 17, 1993

Ms. Van Yahres made the motion that the Board administratively approve the installation of the new horizontally configured cooling towers and that the mechanical equipment be concealed with the louvered screening as proposed by Shank and Gray architects. The color of the screen would also be approved administratively by one board member, one architect and Fred Boer. Mr. Eldon Wood seconded the motion and it passed unanimously.

3. BAR 93-03-402

Chaps Ice Cream, 223 E. Main St.
Outdoor Cafe

Mr. Boer went through staff's comments regarding an outdoor cafe for Chaps Ice Cream parlor.

Mr. LaBua, applicant, was present and said the fountain is a hazard and if it were in his area he would border it with flowers and shrubs, and maintain it. If the Board didn't like the white picket fence idea, he would be willing to use barrels with rope or a chain, plus shrubs.

On the subject of umbrellas, Mr. LaBua thought the umbrellas would blend well with the surroundings. Regarding landscaping, he wondered whether blocks with plants and flowers would be appropriate.

Regarding the theme, Mr. LaBua said that others do not have a theme but a grouping of tables and chairs. He said he's made sure the cafe would be out of the fire lane and out of the walkways. Mr. Wassenaar said that cafes need an integrated design approach and must have some aesthetic integrity. He said cafes need to be visibly integrated with some other component of Mall. He also indicated that the fountain should be outside of the cafe so that it is accessible to the general public. Ms. Van Yahres said that Mr. LaBua has done a great job on the inside of his building and that he might be able to use his creative skills on the outside too. Ms. Thompson said that umbrellas do not need to be earth tones, but that multi-colored umbrellas are more suitable for a resort area. She said the design standards sub-committee is working on setting design standards for the Mall. Mr. Wood said that the dominant feature should be the Mall itself and not what is placed on it.

Mr. Caravati expressed concern that the two cafes, i.e. Sals and Chaps, be well separated.

Mr. Huia said Mr. LaBua's cafe application could be put on the City's agenda for April 5. Between now and then Mr. LaBua could work with the Board and staff as they are open to more creative ideas. Ms. Van Yahres suggested the design standards committee members get together to assist Mr. LaBua.

Mr. Wassenaar made the motion that the Board approve the concept of an outdoor cafe for Chaps in its present general location, subject to the final

boundary approval by the Fire Marshall and staff with respect to other cafes, and subject to the following conditions:

1. That the fountain not be included in this scheme
2. That the Board approve the tables and chairs as submitted, but not the umbrellas.

This was seconded by Martha de Jarnette. Ms. Thompson made the suggestion that no more than two colors be used in the umbrellas. Mr. Wassenaar proposed that those members on the Design Standards Committee use Mr. LaBua's case as an opportunity to develop some design standards for the Mall.

4. BAR 93-03-403 420 Park Street - Roof Replacement

Mr. Ed Bain was present and described the problems with the current roof. He said the tower is in good shape and does not need replacing. Mr. Wassenaar said the tower should set the tone for the rest of roof. He suggested using a composite material which simulates slate.

After further discussion, Mr. Wassenaar made the motion that the Board approve a Certificate of Appropriateness for replacement of the roof with an alternate material that would closely simulate slate and that the material and specifications be approved administratively. Mr. Bain would meet with a board member and Fred Boger. Mr. Wood seconded the motion and it was unanimously approved.

5. BAR 93-03-404 526 N. First St. Exterior Improvements

After discussing the proposed work for the above address, Mr. Wood made a motion to approve a Certificate of Appropriateness with the stipulation that a double hung 2 over 2 window be used instead of the proposed fixed window on the rear of the new addition, and that the trim of the skylights match the roof color. Mr. Caravati seconded the motion and it was unanimously approved.

6. BAR 93-03-405 907 Cottage Lane - Proposed Addition and Connecting Link

Ms. Elisabeth H. Sloan, architect, was present and explained her plans for the new addition and connecting link. She said she tried to save the three tulip poplar trees, but one would have to be cut down. She said that the owners have been working on the property for a long time and have added trees. She also said the addition would be kept behind the line of house so it would not be so noticeable from the street.

Ms. Van Yahres expressed concern about the 30-ft. black walnut tree. She asked how it would be preserved and suggested an arborist look at it. Mr.

Wassenaar made a motion that the board approve a Certificate of Appropriateness for the addition with the condition that a tree preservation plan be submitted to staff for administrative approval which outlines program for maintaining the trees on site, and that this plan be carefully implemented during construction. The approval is also conditional upon the roof and addition colors matching the original building. Ms. Thompson seconded the motion and it passed unanimously.

7. BAR 93-03-406

414 E. Main Street, Outdoor Cafe
Buddy's Barbecue

Christopher Savvides of Buddy's Barbecue was present and explained he wanted a cafe that would tie in to Mall but keep the sense of a barbecue restaurant. He has no objection to plants or shrubbery.

Mr. Wassenaar said the white plastic should not be used with wrought iron. The material used should be one or the other and not mixed. He made a motion to approve a Certificate of Appropriateness for the concept and location for the outdoor cafe with the fountain not being included. This was seconded by Ms. Van Yahres and unanimously approved.

Mr. Savvides asked if the red checkered tablecloths and black planters were appropriate, and was told they were. Mr. Wassenaar informed Mr. Savvides the Design Standards Committee would meet him to develop an appropriate theme for the cafe. He should then bring his best ideas back to the Board for approval.

8. BAR 93-03-407

1328 Riverdale Road. Proposed
Connector Addition

After some discussion Mr. Caravati made a motion to approve the proposed connector addition to the above property provided the required landscaping is completed to screen the facility. Ms. de Jarnette seconded the motion and it passed unanimously.

9. BAR 93-03-409

City Market, Second Street SW

Gene German and Bob Crytzer of the Parks and Recreation Department, Gwen Gilliam-Turner of the Urban Design Committee and Judy Johnson, Farmers' Market Manager were all present. Mr. German explained that the market would only be at the Second Street location for about 20 weeks for selling vegetables and produce. Mr. Huja said that the ordinance requires a site plan if there is to be a change in use, and that 50% of linear feet on all parimeters has to be landscaped. The City engineer would not approve plan if the Second Street site plan does not meet the ordinance.

Mr. German said his department has been looking for a new site for years. The Urban Design Committee has approved it and it would benefit the downtown area. He didn't think it was necessary to meet the site plan requirements for a temporary use. Mr. Wassenaar suggested the Board look at the scheme which meets the intent of the ordinance.

Mr. German said the proposed planters would not sustain life as had been hoped. He suggested a whiskey or wine barrel idea, or wooden planters. Ms. Johnson said that planters and bushes could be placed at the outside edges. Martha Gleason was present and stated that the parking lot was in a warehouse district with railway tracks nearby and thought it would be an appropriate site for a market.

Mr. Wassenaar said that whiskey barrels would not be appropriate - he suggested the design of a narrower and longer planter, painted black, would solve the planting and site plan issues. He said that benches appear to be more of a part of the market when on the edge. Mr. Crytzer said the first plan had 10 or 11 four-foot black metal planters, but since the soil wouldn't survive in them without daily watering, then four-foot wooden planters might be better. Mr. Huja said that the planter design needs to be submitted to the Board for approval.

2. HISTORIC PRESERVATION PLAN

Three handouts were distributed to the Board members as follows:

- Certified Local Government Grant Application
- Comments by Eugene Williams at a Meeting of Preservation Piedmont dated February 17, 1993
- Executive Summary which showed changes to the Preservation Plan

Mr. Huja briefly went through the Executive Summary changes with the Board. These changes took into account the intent of the Planning Commission at its March 9, 1993 meeting.

Mr. Wassenaar said that the Board, within the bounds that it thought appropriate, tried to address all concerns. He said the key issue is that the plan should not be delayed as this would be contrary to the intent of the Board's plan. He expressed concern that if the plan doesn't get to City Council at its next meeting, it won't get the kind of focus it needs to be implemented. Mr. Wassenaar said he would prepare a cover letter and send the Preservation Plan back to the Planning Commission and City Council.

Mr. Caravati brought up the subject of the Revolving Loan Fund and said that the Board should get some input from Preddy Ray of Richmond.

BAR Minutes
Page Six
March 16, 1993

Mr. Wassenaar discussed the level of the Board's empowerment. He expressed concern that the Board is too weak. The Board needs a plan as there are a broad range of issues that need to be addressed.

Mr. Huja said he has tried to address concept and process for the Board. He said there needs to be a policy guide which indicates the Board is concerned about the whole community.

Mr. Wood suggested that the word "older" be removed from the first line of #6 entitled "Neighborhood Conservation Overlay District".

After more discussion, Mr. Wassenaar made the motion that the Preservation Plan, with the corrections as written in the Executive Summary, and with the deletion of the word "older" under item #6 first line, be approved and sent to City Council for adoption on April 5th and to the Planning Commission for comment.

Peggy Van Yahres seconded the motion and it was approved by the following vote: Ayes: Kurt Wassenaar, Eldon Wood, Martha de Jarnette, Peggy Van Yahres, Dawn Thompson. Noes: 0. Abstained: Blake Caravati as he did not have enough time to read the Executive Summary.

Ms. Van Yahres mentioned that the services of a consultant were needed to help with the graphics of the educational brochure. Ms. Thompson said it was important to get some educational materials out to the community to help the public understand about preserving history. She also said neighborhoods should be asked what they would like to see in their community.

3. MINUTES

Mr. Caravati made a motion to approve the minutes of the February 16, 1993 meeting. This was seconded by Peggy Van Yahres and unanimously approved.

4. ADJOURNMENT

There being no further business to discuss the Board adjourned at 7:00 pm.