

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
SPECIAL MEETING
JUNE 18, 1993

Present:

Kurt Wassenaar
Eldon Wood
Martha de Jarnette
Dawn Thompson
Michael Williams

Absent:

Peggy Van Yahres
Blake Caravati
Pryor Hale
Todd Bullard

Staff Present

Fred Boger

The purpose of this special meeting was to discuss the following application:

BAR 93-06-412

113-115 W. Main Street
Facade Change
Deck House

Mr. Boger briefly reviewed with the Board the proposed work. Mr. Boger also informed the Board that the center door leading to the second and third floors was not installed as approved by the Board. As a result he would not be able to approve a Certificate of Occupancy for the first floor.

Mr. Rick Reece, representing Deck House; Ms. Maria T. Bambacus and her sister; and Mr. Larry Bambacus, representing NST properties, were present and discussed with the Board the proposed change to the first floor facade.

The Board members expressed the following concerns with the proposal:

- The proposed design doesn't fit the existing architectural pattern of buildings on the Mall.
- The design of the canopy itself could be compatible, but the materials are problematic.
- Would like to see a way to use the materials important to the applicant, and incorporate them into the building.
- The first impression of the design is that it is flimsy. There are supports only in four locations. It should have supports at six locations.
- As long as the primary architectural style of the building is preserved we can look at the canopy as fitting into the openings for the windows. This could be done if proper transition is made between the canopy and

Special BAR Meeting
June 18, 1993
Page Two

the building's facade.

- Main problem is a mixture of different kinds of wood with the white trim on the upper floor. It is difficult to relate to these two styles.
- A center mullion should be installed in each of the storefront windows

After further discussion Mr. Wassenaar made the motion to approve the application with the following conditions:

1. A center mullion to be installed in both of the storefront windows
2. An acceptable interior door to be designed for the entrance to the second and third floors
3. An appropriate cornice be designed which would be sensitive to the original design
4. The Zoning Administrator cannot issue a Certificate of Occupancy until all outstanding work has been satisfactorily completed as approved by the Board.
5. Item 1 through 3 above can be administratively approved by the Chairman and the Department of Community Development.

The motion was seconded by Mr. Wood and unanimously passed by all members present.

There being no further business to discuss, the meeting was adjourned.

FMB/vm

DRAFT

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
JUNE 15, 1993

Present:

Peggy Van Yahres
Michael Williams
Eldon Wood
Martha de Jarnette
Dawn Thompson

Absent:

Kurt Wassenaar
Todd Bullard
Pryor Hale
Blake Caravati

Staff

Fred Boger
Vera Mason, Rec. Sec.

Ms Van Yahres, Vice Chairperson, opened the meeting at 3:35 p.m. in the absence of Mr. Wassenaar, Chairman. She suggested that the minutes of the May 18, 1993 meeting be waived until the end of the meeting.

A BAR 93-06-412

113-115 W. Main St. Exterior Changes
Deck House, Inc., Applicant

Mr. Boger presented the staff report reminding the Board members that this was the building that was burnt. The proposal by the applicant, which is a prospective tenant to 115 W. Main Street, is to replace the fronts of both stores at the above location, using materials which it manufacturers for building houses. Mr. Rick Reece, representing the applicant, was present and he showed the Board photographs of the work Deck House does. He also showed them a sample of the window and frame, and the tinted panels which would be used as awnings. He said there would be less maintenance with glass awnings than with the canvas type.

Mr. Eldon Wood asked about staining the frame of the window and he was informed it would be the same as the stain on the mahogany wood of the tinted panel. Ms. Van Yahres asked about lintels and was told they had not been installed yet. Mr. Boger said they would be white; the existing window trim is white; and the existing color of the facade on the store fronts is tan and beige.

Mr. Williams noted that the cornice originally suggested was very turn-of-the century, and he understands why the applicant would want to use its own product, but it is different from ideas originally suggested, so it would look like two completely different treatments for the building. If the BAR decides it would be a good idea, then the cornice would have to be removed and the upper part of the building changed.

Ms. Van Yahres wondered whether the applicant could work with the owners to get the building to "come together". Mr. Reece responded that he had not yet met the owner.

Ms. Thompson wondered whether the tinted glass panels would blend well with the rest of the Mall. Mr. Wood asked what the color was that was originally submitted for the cornice. Mr. Boger said it was white. Mr. Williams said he would like to see the cornice painted, but it would be a maintenance problem.

Ms. Van Yahres made the motion that matter be deferred to allow the owner and applicant time to meet to discuss the matter with each other and with the Board to resolve issues regarding the whole integrity and character of the facade coming together architecturally. The Board made the recommendation that the scheme submitted could be a positive benefit for the building and that it should be incorporated into the overall plan, including correcting the door to the apartments. Thirty days should be sufficient time for the Board to be able to approve or deny the project. Michael Williams and Dawn Thompson agreed to meet with the owner and applicant. Eldon Wood seconded the motion and it passed unanimously. Mr. Boger said he would set the meeting up.

A. BAR 93-06-414

600 E. Water Street
Virginia Central Railroad Ltd

Ms. Sally Kammauff, representing the Virginia Central Railroad, Ltd was present and indicated that the baggage wagon and station benches to be used outside of the baggage room were on display on a trial basis only. The owner of the building had also proposed extending the sidewalk and installing landscaping. Train excursion rides would be started in the fall on a weekend basis and, if successful, would run on a daily basis next spring. The benches and wagon are original pieces and will be painted to match exterior colors of the building. The size and number of signs has not yet been determined.

Mr. Eldon Wood made a motion that the application be approved as submitted, and Ms. Thompson seconded the motion. It passed unanimously.

B. BAR 93-06-413

600 E. Water St. Landscape Plan
Va. Dept. of Rehab. Services
C & O Station

Mr. Boger read the staff report and stated that because Water Street will be widened, the proposed scheme will not be implemented right away because of the risk of any work having to be changed. However, the landscaping will come eventually and Mr. Tom Romer, representing the owner of the building, was present to seek ideas from the Board. The Commonwealth's Department of Rehabilitative Services hopes to get some 4" or 5" more of green space.

Ms. Van Yahres said she liked what was originally proposed as it was simple and elegant. Any plan should not detract from the architecture of the building. The cart and trees need to be related to the building. Grass should be planted in the interim period as it can be readily torn up. Too much shrubbery should not be planted as there was concrete at the turn of the century.

BAR Minutes
Page Three
June 17, 1993

The applicant and owner have not approved the plan, but hope sidewalk will be widened as they are seeking a patio area ten feet wide outside the baggage room. Ms. Van Yahres suggested the patio area be scored every 4' with an expansion joint in order to be consistent with what is already existing.

Mr. Williams made the motion to approve the extension of the sidewalk to total approximately 10-ft. and score it to match the existing sidewalk. Martha de Jarnette seconded the motion and it passed unanimously.

C. BAR 93-06-419

Monsoon Outdoor Cafe
Lu-Mei Chang, Applicant

The main colors to start with would be brown and beige. The planters would be painted wood. The chain would be black. No umbrellas were proposed because there are plenty of trees in the area. Eight tables and approximately thirty chairs are planned. The newspaper stands would be moved to a different location.

Mr. Boger suggested the plan be approved and the location approved administratively. The cafe does not have to be enclosed all the way around.

Mr. Wood made the motion that the plan be approved as submitted with the black chain, and type and number of planters being administratively approved. The cafe should relate to the exterior of the Exchange Center. The motion was seconded by Martha de Jarnette and administratively approved. The motion passed unanimously. Mr. Boger added that City Council would have to approve the cafe permit.

D. MINUTES

A motion was made by Ms. Van Yahres, seconded by Eldon Wood, that the minutes of the May 18, 1993 meeting be approved, with the following correction which was given to Ms. Patterson by Mr. Bullard via telephone:

Page two, fourth paragraph from the bottom. This should be deleted and the substituted with the following:

"Mr. Bullard thought the architects had made a reasonable effort for a five-day charrette. He noted that the Third Street elevations could use some study and perhaps be made more friendly to the pedestrian. In addition, Mr. Bullard felt that the connection from the new building to the Temple needed further consideration".

The motion was approved by the following vote: Ayes: Peggy Van Yahres, Michael Williams, Eldon Wood and Martha de Jarnette. Notes: 0. Abstention: Dawn Thompson.

BAR Minutes
Page Four
June 17, 1993

E. OTHER BUSINESS

515 Ridge Street

Mr. Boger reported that papers had been filed in court to hold the property owner in contempt of court. A lien could be issued against the property owner - Mr. Beagle - if the City orders it be done. If he appeals this decision the City's maintenance agreement may not be valid.

Mr. Boger said he would ask Mr. Wassenaar to be at Planning Commission meeting on June 21, 1993. Mr. Boger said other should be there too.

F. ADJOURNMENT

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