

DRAFT

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
DECEMBER 21, 1993

Present:

Kurt Wassenaar, Chmn.
Peggy Van Yahres
Dawn Thompson
Pryor Hale
Blake Caravati
Eldon Wood

Absent

Michael Williams
Martha de Jarnette
Todd Bullard

Staff

Fred Boger
Vera Mason, Rec. Sec.

Mr. Wassenaar, Chairman, opened the meeting at 3:35 p.m. and suggested the minutes of the October 19, 1993 meeting be waived until the end of the meeting.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. BAR 93-12-425 Vending Cart, Downtown Mall, G. Andrew Vaughan, Applicant

Mr. Boger presented the staff report which supported approval of the vending cart even though it does not have the two bicycle-type wheels as required by the Board's general guidelines for vending carts. This is because of the exceptional quality and design of the cart. Mr. Boger also added that Mr. Huja said that an umbrella would be needed.

Mr. Vaughan, applicant, and Mr. LaBua, of Chaps Ice Cream Parlor were present. Mr. Vaughan said that umbrellas were expensive and that they have been put away for the winter season by most stores.

Ms. Hale asked why it was necessary to have an umbrella. Mr. Boger responded it was for aesthetic purposes. Mr. Wassenaar reminded the Board that the cart sits under the awning of Chap's Ice Cream Parlor, and therefore no umbrella is necessary. Ms. Van Yahres also did not see the need for an umbrella.

Mr. Vaughan is aware that both leafs on the cart may not be extended at the same time as this would exceed the maximum size for a cart.

After further discussion, Mr. Eldon Wood made the motion that the cart be approved as submitted, and this was seconded by Pryor Hale and unanimously approved. Mr. Wassenaar noted that the Board is making an exception from its usual guidelines in this case, based on the exceptional high quality of the cart's design. The motion was unanimously approved.

BAR 93-12-428 235 W. Main St. (Omni Hotel), Tree Removal/Relocation, New
Awnings, Exterior Driveway Changes, Stan Tatum, Applicant

Mr. Boger presented staff's report to the Board and commended the applicant on his efforts to improve accessibility to the hotel, and to make the hotel more appealing. Mr. Tatum, applicant was present, as well as Mr. John Pappas, Financial Controller, Omni Hotel.

Mr. Tatum explained the difficulty guests have in finding the hotel, and stated that the front of the hotel needs to be opened up by the removal of some trees, and brightened up with lighting and colors. He said the plan is to re-locate some maple and pear trees to the back of the building to help hide the transformers, cooling tower and generator. He said the flag poles on the Motor Court island would be moved to the center to make more space; the existing planting removed, and that new plantings, brick pavers and possibly lights would be added to the flag poles. He said new awnings were needed to identify lobby areas. He stated that the trees would be removed from the two islands and that permanent ground cover and seasonal flowers would be placed at the ends of the islands. As far as the Motor Court island is concerned an un-landscaped "wedge" shape would be left to allow access to the flag poles in the center. In addition, a new sign at the McIntire entrance was needed.

Ms. Van Yahres said that taking out the pear and maple trees is a good idea but maybe it would be best to have no trees at all than replace these trees with two little crepe myrtles. She said it would be better to have four as two would be out of scale with the size of the hotel. Mr. Tatum responded that the poles are only 10-ft. high and he doesn't want the trees to block the light.

Regarding the awning, Mr. Tatum said that any color that is compatible with the hotel would be fine. The lighting would come from the side and shine on to the Omni circular sign.

Ms. Thompson drew attention to the exercise room near the main entrance, and suggested a curtain or screen of some type be placed over the window, as it was distracting. Mr. Pappas said the point was well taken and he would look into it.

Mr. Wassenaar made the motion that the improvements be approved conceptually with the provision that the awning color be co-ordinated with the building; that the final design of sign be administratively approved; that the Motor Court island be modified with a "wedge" shape installed to allow access to the poles. Ms. Van Yahres said the hemlock hedge needs to be improved. On the subject of the crepe myrtles, Mr. Pappas agreed to four in pairs rather than two.

Pryor Hale seconded the motion with the above inclusions, and it passed unanimously. Ms. Hale said she would help with the administrative approval of the awnings.

BAR 93-12-427

512-518 E. Main Street - Addition and Exterior
Modifications. SLDC Architects Ltd, Applicant

Mr. Boger presented the staff's report questioning the necessity for awnings, and suggesting that the trim around the windows, doors and column should be a different color than solid white. Mr. Dixon, applicant, said he was quite willing to forego the awnings. Mr. Wassenaar said that he has no problem with the all-white trim, but said that the flush wooden siding behind the building should be a different color - perhaps a light brick color with white trim.

Following further discussion, Ms. Van Yahres made the motion that the application be approved as submitted with the condition that the horizontal flush wooden siding be of a similar tone to the brick; the detail for the cornice over the lower windows be submitted for approval, and that the awnings be omitted from the plan. Mr. Eldon Wood seconded the motion and it passed unanimously.

BAR 93-12-428

High Tree Removals - City of Charlottesville

Mr. Wassenaar made the motion that the City's request to remove five City trees which are in severe stages of decay and dying, be approved, subject to the Board receiving a re-planting plan for review and administrative approval. Ms. Van Yahres volunteered to assist with the review and approval. All the trees should be protected as much as possible, recognizing that people park near them. Ms. Van Yahres seconded the motion and it passed unanimously.

BAR 93-12-429

315 W. Main Street - Proposed Signs, BSR Imports

Mr. Boger informed the Board that this application has been withdrawn.

BAR 93-12-430

E. High Street, Kurt Wassenaar, Applicant

Mr. Wassenaar informed the Board that additional plans to improve his property on 619 High Street would include putting in a brick walk from the front porch that would be even with the sidewalk. He said that brick walk sits between hedges where the air-conditioning units are. He plans to install a greenish or light brown fence with two gates to surround the air-conditioning units. Mr. Wassenaar also mentioned that the lockers would be stained a reddish brown color. Mr. Caravati made a motion that the proposal be approved as submitted, subject to final administrative approval of the stain color. Ms. Hale seconded the motion and it passed unanimously.

B. MINUTES

Ms. Mason informed the Board that Mr. Bullard had called her to request the following changes to the October 19, 1993 minutes.

1. **Page 1, paragraph 3, first line under BAR 93-10-422**

- After the word "dryvit" add the words "as a trim material".

2. **Page 1, paragraph 3, third line from bottom of page**

- Omit the words "pitch of the porch roof be changed or made into a flat roof". Instead insert the words "new gable roof directly adjacent to the existing gable roof on main house appeared to create an awkward condition where the two roofs meet, and asked if a flat roof had been considered.

3. **Page 5, paragraph 2 regarding August 17, 1993 minutes**

Instead of "The motion was unanimously approved", the sentence should read: "The motion was approved by the following vote: Ayes: Kurt Wassenaar, Martha de Jarnette, Michael Williams, Dawn Thompson, Pryor Hale and Eldon Wood. Noes: 0. Abstentions: Todd Bullard, Blake Caravati and Peggy Van Yahres.

C. ADJOURNMENT

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