

**MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW**

DECEMBER 20, 1994

Present:

Kurt Wassenaar, Chmn.
Peggy Van Yahres
Martha de Jarnette
Eldon Wood
Dawn Thompson
Pryor Hale
Todd Bullard

Absent:

Michael Williams
Blake Caravati

Staff

Fred Boger
Vera Mason,
Recording Sec.

Representatives:

Martha Gleason

Mr. Wassenaar called the meeting to order at 3:30 p.m. and asked Mr. Boger to present the staff's report.

- A. 1. BAR 94-12-462 1112 Park Street - Removal of Existing Addition, 3
Trees, and Construction of 2228 sq. ft. Addition

Mr. Boger said staff had reviewed the materials, and had no objection to them or the proposed design. However, staff had some reservations about using stucco on the exterior walls. He thought clapboard siding would be more compatible with the siding on the existing building.

Mr. Tim Mohr and Ms. Sherman Todd were present to answer questions. Mr. Wassenaar asked what trees would be removed. Mr. Mohr said that some willows, a magnolia, silver maple and a wild cherry tree would be removed. He indicated there were a lot of trees on the property.

Mr. Bullard said he had no problems with the addition as it was not highly visible from Park Street nor North Avenue. Pryor Hale said she liked the proposal, and that it was a real asset to the property. Ms. Van Yahres said it was a good design, with a contemporary scale, and yet at the same time it showed both scale and harmony to the old building.

Mr. Wood said he liked the idea of masonry with stucco over it. He also liked the color scheme of grey/green stucco, grey/green trim and a grey roof.

Mr. Wassenaar said he thought the design was attractive and interesting, and competently done.

Ms. Hale made the motion that the applicant be granted a Certificate of Appropriateness according to the materials and design submitted. Ms. Van Yahres seconded the motion and it carried unanimously.

2. BAR 94-12-463

Papa Johns Pizza, 1018 W. Main Street
Installation of New Rooftop Equipment
U.S. Construction, Roanoke

Mr. Boger said that this application for rooftop equipment had come in late. A carpenter (name unknown) was present at the meeting. The request was to change two existing air turbines on the roof of the building for the purpose of installing an exhaust vent for the oven and an air return vent in their place. It was proposed that an intake air fan be installed, approximately 30 x 30" in size, as opposed to the existing unit which is 18 x 18". Mr. Wassenaar said this size was too large for the roof, and suggested that a flat hood be installed, approximately the same size as already exists, and that it be mounted below the roof line.

Mr. Bullard suggested that another way should be found to minimize the profile, and he thought that a chimney might be preferable.

After some further discussion, Mr. Wassenaar made the motion that Board approve the concept of this installation subject to administrative approval of another design which would eliminate the front intake air fan and replace it with an in-line axial fan. He also said a low-profile exhaust cap of approximately the same size would need to be included. The paint color should be bronze to match the existing color.

Mr. Bullard seconded the motion and it passed unanimously. Both Mr. Wassenaar and Mr. Wood agreed to review the re-submitted design.

3. BAR 94-12-461

300 E. Market Street - Repainting of Door
and Pediment on the Market St. side

Mr. Boger explained to the Board that this work was already in progress when he first became aware the door and pediment was being repainted. He said the painter refused to stop when asked to, and Mr. Boger had to issue a Stop Order. Mr. Boger said staff had no objection to the colors chosen, but thought the white remaining trim on this building should be painted with one of the two new colors, or else the entrance pediment be re-painted white.

Ms. Jarnette came in at this point

Martha Gleason said she didn't like the new colors. Mr. Bullard said he didn't like the yellowish/greenish color of the pediment, but he thought the teal color was acceptable for the door. He said the pediment could be a different color than white, but not beige.

Ms. Van Yahres thought the trim should match the trim on the windows, and wondered whether the chosen colors were appropriate for the Downtown Historic District.

Mr. Wood said he had no objection to the door color, but thought the pediment was too yellow. A more traditional color such as putty or neutral would be better. Ms de Jarnette said she had no problem with the teal color.

Mr. Wassenaar said the Board could deny the application and ask the applicant to submit something else. In this case the Board would have to ask itself whether it could make a case to stand up in court if it went that route. Mr. Bullard said the Board should be able to vote as it sees the issue and feel free to deny the application if it doesn't think it's appropriate.

Ms. Hale said the beige color (Kaolin Clay) was not appropriate for the pediment. Ms. Thompson said it was the idea of leaving the white trim on the windows unchanged that left her feeling uneasy about the completed paint job.

After further discussion, Mr. Bullard made the motion that the Board approve the teal color for the door, but that the applicant re-submit another color for the pediment and trim for administrative approval. A suggested color would be beige with less yellow. Ms. Hale seconded the motion and it passed as follows: Ayes: Wassenaar, Hale, de Jarnette, Thompson, Wood, Bullard. Noes: Van Yahres. Abstentions: None.

Mr. Bullard left the meeting at this point.

B. **OTHER BUSINESS**

(a) **East End Mall Project**

Mr. Erich Wefing, with Bushman-Dreyfus architects, was present and brought the Board members up to date with the bandstand on the East End of the Mall. He put his drawing on the wall and pointed out the dancing area in front of the stage which would be brick, and flush with the grass. There would be a brick paver turned on its side to mark the transition between the brick and the grass. The stage itself would be made of concrete. He also pointed to the drains. In response to a question from Ms. Thompson about people having access to the stage, he said they would have to come through the gateway to unload their equipment.

b) **Historic Preservation Guidelines**

Mr. Wassenaar reported to the Board that Ms. Van Yahres, Ms. Hale, Dawn Thompson

Mr. Huja, and Fred Boger had all met with Mr. William T. Frazier of Frazier Associates on November 29, 1994, to discuss the development of historic guidelines. Mr. Frazier was subsequently hired as a consultant. Ms. Van Yahres said Mr. Frazier was very helpful, and Ms. Hale said he was a very good listener. One of the board members suggested that a pamphlet be prepared for the public which would be user-friendly.

Mr. Wassenaar proposed that two of the Board's goals for 1995 be to: (1) work with the consultant to wrap-up designs and standards for the Downtown Historic District, and (2) to look at other historical districts.

C. MINUTES

Mr. Wassenaar made a motion that the October 18 minutes and August 16, 1994 minutes be approved as submitted. Mr. Wood said that a change needs to be made on page two of the October 18, 1994 minutes in that the word "the" in front of the word "plans" first line of second paragraph under the heading "BAR 94-08-457" should be deleted. The August 16, 1994 minutes were approved as submitted. The motion was seconded by Mr. Eldon Wood with the correction noted, and it was unanimously approved. Note: the July 19, 1994 minutes were not available for review.