

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW

JANUARY 17, 1995

Jan 17 '95
Vending Guidelines
464
465

<u>Present</u>	<u>Absent</u>	<u>Staff</u>	<u>Representatives:</u>
Peggy Van Yahres Martha de Jarnette Eldon Wood Dawn Thompson Pryor Hale Michael Williams Blake Caravati	Kurt Wassenaar Todd Bullard	S.S. Huja (part of time) Fred Boger Vera Mason, Recording Sec.	Martha Gleason

In the absence of Mr. Wassenaar, Ms. Van Yahres, Vice Chairwoman, opened the meeting at 3:30 p.m. and suggested that the vending guidelines be discussed first.

A. VENDING GUIDELINES

Mr. Wood said that it was essential that the Board not be involved in licensing matters once the guidelines have been set. It was also determined at this point that the Community Development staff would be responsible for implementing the guidelines, and not the BAR.

Judy Johnson, City Market Manager, and Mr. Kirby Hutto of the Charlottesville Downtown Foundation were present.

Ms. Johnson said she was opposed to the 8 x 8 x 8-ft. dimensions and thought they should be larger. She was also opposed to the dark, solid skirt to hide the items under the table, and also opposed a 5-ft separation from other vendors. She said that selling was only a part of what the City Market was all about - it was also a time for camaraderie amongst vendors. She also thought vendors should be able to drive on the Mall at certain times. In addition, she stated that Mall vendors ought to be subjected to the same guidelines as the City Market vendors regarding sales tax, and that the 15-ft. distance from the facade on the Mall would not work at the Central Place.

Mr. Huja said that he feels strongly about the dark skirt being around the tables and said the separation of vendors was necessary as both he and Mr. Boger had heard complaints about vendors being too close together. He also said it would be reasonable for vendors to have access

to the Mall before 7:30 a.m. to unload heavy items. Ms. Johnson said that in eight years of being the City Market Manager she'd never had any complaints about vendors being too close together.

Mr. Wood asked if the rules could be waived when there are a whole lot of vendors. Mr. Huja said that the Zoning Ordinance states that the Zoning Administrator can waive any and all requirements for special events.

Ms. Hale said she doesn't think skirts are necessary for the City Market or on public streets or sidewalks. Mr. Williams said that vendors are along the side of Jefferson National Bank. After some discussion it was agreed that Ms. Johnson would give Mr. Boger a plan of where the vendors will locate in this area.

After some more discussion Mr. Wood made the motion that the vending guidelines be approved subject to the following:

1. - that the size of the table be changed from 8 x 8 x 8-ft. to 10 x 10 x 10-ft to include all attachments e.g. umbrellas.
2. - That vehicular access be allowed across the Mall before 7:30 a.m.
3. - That vendors be responsible for cleaning up after use
4. - That determination be made how far from fire hydrants vendors may operate

Mr. Caravati seconded the motion, and it passed unanimously

B. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1. BAR 95-01-464 101 W. Main Street, Exterior Renovations

Mr. Boger presented his report to the Board. Mr. Gabe Silverman, applicant, was present, as well as John Lawrence, who would be opening a new business at this location. Mr. Silverman said that originally there was a cast iron facade and pediment, as well as two piers. He hopes to bring the building back to scale. He said a door would be recessed into the side of the property on Second Street and that it would replace the 1-1/2 windows that are currently there. He also said the granite sill had been destroyed and would be replaced, and that the canopy in front would be removed. As yet it is not known what material is under the facade. Mr. Silverman said he would try to find materials to make the building look as it appeared originally. He also planned to renovate the exterior entrances and construct a new store front at street level.

Ms. Van Yahres asked whether the proposed balcony was too heavy for the building.

Ms. Hale made a motion to approve the design concept and door. Mr. Williams seconded the motion and it passed unanimously. Mr. Silverman would come back to the Board with more details about materials to be used in due course.

2. BAR 95-01-465 112 & 116 W. Main Street & 107 W. Water Street

Mr. Boger presented staff's report stating that the applicant planned to renovate the first two floors and the facades on the Mall and Water Street; construct roof structures, and use awnings on both elevations.

Mr. Gerald Dixon, applicant, was present, as was Ms. Jaber Cricket who was working with the owner. Mr. Dixon said that the building was presently all glass except two feet of granite panels. An aluminum canopy stretches across the structure. He said the upstairs apartments would have double-hung windows and the roofline would be recessed to give an easement for the upstairs apartments. There would be an entrance on the front left hand side for the apartments, and the main entrance is also on front. The upper level brick will be painted and the lower level will have stucco on the back. The glass on the rear of the building will be bricked over. He also said there were major trees in front of the building.

After further discussion Mr. Caravati said he didn't think it appropriate for the Board to take action today. Mr. Wood said he was concerned about the detail work, in particular there needs to be a band across the top of the existing band. Ms. Thompson said she likes the terrace concept. Ms. de Jarnette said the front looks graceless.

Ms. Van Yahres said that Kurt Wassenaar, Eldon Wood and Todd Bullard, as architects, should meet with Mr. Dixon to give him some guidelines with his project.

A motion was made by Blake Caravati to encourage the applicant to proceed with his concept and that a decision be deferred until Mr. Dixon meets with the architects, after which time he would need to submit further details for the Board's review.

Ms. de Jarnette seconded the motion and it passed unanimously.

C. MINUTES

Mr. Eldon Wood made the motion that the minutes of the December 20, 1994 minutes be

approved, subject to the one change requested by Ms. Van Yahres as follows:

Page three, first line. After the word "windows" everything else be deleted for the rest of the sentence. Ms. Hale seconded the motion and it passed unanimously. Note: The July 19, 1994, minutes were not available for review

Mr. Wood asked if the East End Mall project had been approved. Mr. Boger said he would check up on it.

D. OTHER BUSINESS

Mr. Bill Frazier, consultant, was present and showed the Board members slides of various areas of Charlottesville and handed out an information sheet giving guidelines for new construction, (residential and commercial); rehabilitation and additions (residential); and rehabilitation and additions (commercial).

Ms. Hale left meeting at 4:50 p.m.

Ms. Van Yahres suggested that a special meeting of the Board be called to discuss Mr. Frazier's ideas and how the BAR wants to organize. Mr. Caravati asked Mr. Frazier if he could show the Board examples of guidelines that approximate Charlottesville. Mr. Frazier said he could. Ms. Van Yahres said that information on fences, walls, hedges, paving, lighting and trees would be very useful. Mr. Williams said it would be helpful if applicants could look at a whole block of buildings rather than just the individual building they are proposing to change.

Mr. Frazier said he could meet the Board on Tuesday, January 31, 1995 at 3:30 p.m. in the Michie Conference Room. This date was agreed upon by all members present.

E. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 5:15 p.m.

**MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
DECEMBER 20, 1994**

<u>Present:</u>	<u>Absent:</u>	<u>Staff</u>	<u>Representatives:</u>
Kurt Wassenaar, Chmn. Peggy Van Yahres Martha de Jarnette Eldon Wood Dawn Thompson Pryor Hale Todd Bullard	Michael Williams Blake Caravati	Fred Boger Vera Mason, Recording Sec.	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 Northwood 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**

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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.

**MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW**

OCTOBER 18, 1994

Present:

Kurt Wassenaar , Chairman
Michael Williams
Martha de Jarnette
Eldon Wood
Dawn Thompson
Blake Caravati
Pryor Hale

Absent:

Peggy Van Yahres
Todd Bullard

Staff:

Satyendra Singh Huja
Fred Boger
Vera Mason, Recording Sec.

Representatives:

Martha Gleason
Ashlin Smith, NDRA

Mr. Wassenaar called the meeting to order at 3:30 p.m. and explained the procedure to all those present.

A. MINUTES

Mr. Wassenaar asked the Board members if they approved the minutes of the September 20, 1994 meeting. Mr. Boger stated that Mr. Bullard and Ms. Van Yahres had some changes, but he didn't know exactly what they were. Mr. Wassenaar then made a motion that the minutes be approved subject to the corrections of Mr. Bullard and Ms. Van Yahres. Mr. Williams seconded the motion and it passed unanimously. Note: The July 19 and August 16 minutes were not approved.

These corrections are as follows:

BAR 94-08-457 - 222 South Street - Ms. Van Yahres did not vote on this case, as she had left the meeting before the vote was taken.

On page three, fifth full paragraph down at the end of the first line, after the words "but objects to the" and before "separate building" should be inserted the words "mass, scale and proportion of the".

On page 4, second full paragraph, fifth word along, this word should be "application" and not "motion".

On page 4, at the beginning of the third full paragraph, the name should be "Mr. Eldon Wood" and not "Mr. Eldon".

On page 4, fourth full paragraph down, third line, the words "Ms. Van Yahres seconded the motion, should be changed to "Ms. Pryor Hale seconded the motion".

B. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. BAR 94-08-457 222 South Street, Demolition, repair, addition, improvement, building and landscaping. Park Properties, Inc.

Mr. Boger presented staff's report and noted that the mass of the building is the same as reviewed by the Board on September 20, 1994, but that the density and parking does comply with the Zoning Ordinance. He said more information was needed on the iron fence which is to be relocated.

Mr. William Park put some drawings on the board and explained the revised the plans following the Board's comments at the September 20 meeting. He said that the HVAC condensers would now be placed at the back of the addition instead of to the side as originally planned. He also said that a concrete wheelchair ramp with steel railing has been added to the left side of the addition. The new building at the rear would now be moved further back towards the back of the rear yard approximately 10 - 12 feet to allow more green space and trees between the addition and the new rental unit. A French drain would be placed underneath the pavement, and a holding tank is now proposed for an area which is currently dirt. Mr. Park further stated that the proposed two-bedroom apartments would provide accommodation for people who want to live and work in the Downtown area. He believes these units would be beneficial for both South Street and the City.

Mr. Caravati said he noted that an additional full front porch has been added to the front of new building. Mr. Park said it was an improvement to their original plan.

Mr. Wassenaar asked if the existing windows were 2 over 2. Mr. Park said they were vinyl storm windows.

Ms. Hale asked about the separate building being pushed back amongst the trees, indicating the building was still large. Mr. Park said he had considered building a three-unit building, but decided it would still be the same height and not accomplish much.

Ms. Thompson asked how there would be enough parking for the ten occupants of the apartment building as well as the people in the office building, since there were only seven parking spaces. Mr. Huja responded that South Street is in a parking-exempt zone. Mr. Wassenaar reminded the Board that its jurisdiction only covers the aesthetics of the proposal.

Mr. Wassenaar asked why brown stone was not proposed rather than gray stone. Mr. Park said that everything has been gray stone before and brown stone does not hold up well.

Ms. Gilliam, adjoining property owner was present, and said there should not be a dominating building in that location. It is a permanent building and is too large. If it was a subsidiary building it would be okay, but it is not.

Brent Nelson, co-owner of 214 South Street, was present, and said he was not opposed to a development on the property, but was opposed to that particular design. It is highly visible from Ridge and Garrett Streets. The issue is the placement of mass - the location is the wrong place. He said the Park brothers had not tried to contact him since the last meeting, as suggested by Ms. Van Yahres.

Mr. Frank Pazzioli, owner of 222 South Street, said there is a home for the elderly nearby, which is 5-1/2 stories high and 100-ft. long. He also referred to the tire company across the street, and the 12 - 15 story high Rogers and Clark building at the intersection of South Street and West Main Streets. He also referred to the Fire Station and Salvation Army as large buildings in the vicinity. He invited the Board members to take a look at all the large buildings in the area. Mr. Bob Boucheron, who is working with the Park brothers, was present and said the development of 222 South Street (built in 1824) can be different from other 19th century houses. Mr. William Park said the area is zoned B-4 and their proposal is allowed by right.

Ms. Martha Gleason, the other co-owner of 214 South Street, said the proposal is too large for the site and the driveway too small. Fire trucks would not be able to pull into it. Mr. Nelson (her son) said the driveway was also too steep.

Ms. Pryor Hale said she doesn't like the proposal as it increases the mass by 500%.

Mr. Wassenaar said the question the Board has to consider is: Is the plan appropriate and thoughtful in the context of the area? He said he was troubled by the size of the separate rental building, but noted that it is a full story below the grade of the street. He said the drainage needs to be considered relative to the front fence, and the handicap access needs to be addressed relative to the driveway.

Mr. Hale had to leave at this point but said she is against the plan

Ms. de Jarnette said she appreciates the work that has been done, but is disappointed about the lack of communication between the Park brothers and the neighbors. She said she is concerned about the size of the new structure. If it was on the other side of the street, it would be easier to deal with. She doesn't have a problem with the addition to the existing building, just the rental apartments building. She said the drainage and handicap issues are technical issues. Mr. Huja said these would be considered as part of the site plan.

Mr. Eldon Wood said he was not so much concerned with the massing as with the separate building which he believed was too large and too tall for the site. He did think that adding a front porch to the new building was an improvement.

Ms. Thompson said she could not picture a separate building in that location. She said that little strip of street is delicate and it would be unfortunate if a large building sets a precedent.

Mr. Williams said he likes the addition, but the location of the new building begs a street behind it. He suggested a different access point would be appropriate that would provide closure to that section of the street. He agreed that rental housing is needed, but this proposal fails to provide proper access. He added that the driveway to the back parking lot doesn't work well.

Mr. Caravati said the proposal will not have the negative impact that is being portrayed because it is zoned for that kind of development.

Mr. Wassenaar noted that no details have yet been submitted for the Pilkey side of the property. He said that more information was needed on the rear railings and decks. How do these tie into the building as a whole? He further stated that the front addition was okay, subject to final administrative review.

Mr. Wood said he would like to see the elevation of the west side, including doors, windows, railings and ramp.

Mr. Wassenaar asked about windows on the front building. Mr. Williams said it would make sense to have the windows on the addition the same as on the existing building.

Ms. Thompson asked about the foundation on the original building. Mr. Park said the existing foundation will be parged to match the house next door.

Mr. Wassenaar said this was a tough situation. The Board was dealing with a mixed area, and was struggling with this application. He said the general appearance of the separate rental building is fairly low, and that it was not an unworkable scenario. He believed the plans were generally in keeping with other kinds of approved buildings up and down the street. He reminded the Board that it has previously approved buildings far more out of scale than this one when it has set a precedent for other buildings. He said he would like more information on the railings and trees in front, and asked whether there would be an increase in the caliper of trees in the back.

Ms. Thompson said the back yards along South Street were still a pristine setting, and one would expect to see dependency buildings in the back. This proposal for a separate building in the back is not a dependency.

Ms. de Jarnette drew the Board's attention to Section 34-577 on page 2151 of the Zoning Ordinance dealing with specific criteria to be applied by the BAR, and asked whether the proposal was compatible with the historic, cultural or architectural character of the property or district. She said that to approve this would be an aesthetics stretch for the Board.

Mr. Wassenaar asked the Board to consider whether the rental building itself at 5,700 square ft. would be approved if it was on South Street itself. It looks like other buildings around it. The difference is that it is located on the back of the site. To approve the application would not be an optimum solution, but the proposed plans might be able to meet the site plan requirements, and if so, the Board would have to find a compelling reason to turn the application down.

Mr. Wood said it is not compatible with the historic and architectural character of the area and is incompatible site plans have been.

Mr. Wassenaar again emphasized that concrete reasons must be presented to deny the request. Mr. Caravati made the motion that the application be approved because it meets the zoning ordinance requirements for a B-4 zone, but be subject to the following condition: that the applicant work with the Board members to administratively approve the trees, fence, decks, railings, colors, paved area material, ramp, entry door, materials and colors for both porches, and that more information be provided on the relocation of the iron fence.

Mr. Eldon Wood said there should be a submittal of the west elevation. The Planning Commission would look at the drainage and the handicap wheelchair ramp. Staff would review the plans.

Ms. de Jarnette seconded the motion and it passed by the following vote: Ayes: Wassenaar, Caravati, Martha de Jarnette. Noes: Williams, Wood. Abstentions: Thompson.

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 20, 1994

Present:

Peggy Van Yahres, Asst. Chairperson
Michael Williams
Martha de Jarnette
Todd Bullard
Eldon Wood
Dawn Thompson
Pryor Hale
Blake Caravati

Absent:

Kurt Wassenaar

Representatives:

Ashlin Smith, NDRA
Martha Gleason,
Fifeville Neigh. Asscn.

Staff

Fred Boger
Vera Mason,
Recording Secretary

In Mr. Wassenaar's absence, Ms. Van Yahres opened the meeting at 3:32 p.m.

A. MINUTES

Ms. Van Yahres waived the reading of minutes until the end of the meeting, and suggested that the second case be discussed first since Mr. Hawes Spencer, applicant for the first case, was not present.

B. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. BAR 94-08-457 222 South Street. Demolition, repair, addition, improvement, building and landscaping.
Park Properties, Inc.

After Mr. Boger presented his report, Mr. William Park, applicant, said that the proposed plan called for mixed use at this location, with the front of the building being used for commercial purposes and the rear for residential use. Park Properties will do the construction and property management themselves.

On the question of Hardiplank siding for the proposed five-unit apartment building to be located at the rear of the property, Mr. Park said this was a better material over the long run than natural wood siding as it does not shrink nor peel, and comes pre-primed so that it can be painted. It looks very much like wood, and even has the wood grain in it. He said it made an excellent maintenance material and is being used in other nice neighborhoods.

Regarding the roof for the proposed addition, Mr. Park said asphalt shingles were chosen over the standing seam metal (which is on the existing building), to match the shingles that are on neighboring residences. Mr. Boger said that if the front of the building has standing seam metal, then the addition should have the same material - the roof materials should not be mixed.

Mr. Park said there will not be a new foundation for the addition. They will use what's already there and parge over it at the back of addition, using a tan color, and will leave the front as is.

For lighting, only sufficient lighting for safety reasons will be used. It will be kept low and not glare onto adjoining properties. There will be no lighting at eaves of roof.

One of the two architects present said no dumpsters would be used. Trash would be put out in the usual way, using City stickers. On the subject of the addition, the HVAC condensers would have to be put on the side of the building as there is no other place for them.

Mr. Brent Nelson, who co-owns 214 South Street with Martha Gleason, his mother, said that he strongly objects to the new apartment building being placed in the back yard. He said this new building would be the first major variation of the way the yards and landscaping of these properties has been preserved over the years. He said the addition would be an infringement to other neighbors who all leave their back yards open with parking or grass. He said this new building violates the historical integrity from South Street, Ridge Street and Garrett Street.

Ms. Mary Cooper Gilliam, another resident, said she objects to the new building, and said she considers it a flagrant violation of the 19th century architecture along South Street.

Ms. Rae Ely, lawyer for the neighbors, said there was no justification for the style and scale of the new building and addition being proposed on South Street. She described the scale as "leering and looming" and said the addition was three to four times the size of the house to which it is to be an addition. She said the style was not recognizable; that there was no harmony of design and scale; and that the landowner cannot squeeze the last dollar and last inch out of this property. She stated that imposing the new building on to the site would bridge two houses. The new building is not part of a row, but is just a "huge glob" dropped there. The eight parking places would be insufficient to support office space and a 5-unit building, and she said the overflow would spill out on to the street. Ms. Ely said it is not possible to use the driveway as intended under the Code that is currently available, as the driveway is inadequate in its present width. She also stated that the ingress and egress would not pass muster; that it would be challenged. Ms. Ely urged the board not to vote on this issue today.

Ms. Ashlin Smith said that this discussion should be used as a preliminary hearing.

Mr. Park said he is trying to improve what's there with his design. He showed the members a photograph of Fred Payne's house and said the addition is like Mr. Payne's. He said the architectural design, with the roof lines and horizontal siding, is intended to match the 19th century style and size of existing houses.

Mr. Bullard asked whether dependency buildings were in other back yards. Mr. Boucheron said there were. Mr. Bullard said that usually the main house is bigger than the separate building, but in this case the rear building is larger than the main house. Mr. Bullard said it was unsettling to him to see a "guest cottage" dominate the site.

Ms. Van Yahres closed the public meeting at this point.

Mr. Caravati asked whether the proposed roofs would be higher than the existing roof, and was told by Mr. Richard Park that the roof heights would be the same.

Ms. Thompson said the Board should keep in mind that its responsibility is to be concerned with the evolution of the area.

Mr. Bullard said he doesn't mind the addition to the main house, but objects to the separate building. He said the roof material on the addition should be the same as the existing house.

Mr. Williams said the development of South Street has only occurred recently. There needs to be context in a particular block, similar to Altamont Street. If there was a street where the railroad tracks are instead of the long back yards, he could see a structure being there. He also has difficulty with the driveway being like a street. The neighborhood is not set up for that many cars in one driveway.

Ms. Van Yahres said the separate building is inappropriate - mass-wise - for that street.

Ms. de Jarnette said she has no problem with the proposed addition, but she does with the rental building. It is too massive for the property and would overshadow the existing house.

Ms. Van Yahres said South Street is a "gem" and has site concepts that are important. She did not think the rental building would meet the Secretary of the Interior's guidelines.

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Ms. Peacock was present representing the City, and said the City requests permission to use this rubber material. She said she hadn't realized that BAR permission was needed. Mr. Boger explained that it wasn't until the building permit was applied for that the question of BAR approval came up.

After a brief discussion it was agreed that Mr. Bullard and Mr. Wood would meet the next day at the site to see how visible the proposed material would be to the public.

D. ADJOURNMENT

On a motion from Eldon Wood, seconded by Mr. Williams, the meeting adjourned at 5:10 p.m. The minutes of the July 19, 1994 and August 16, 1994 minutes were not read at this meeting due to a lack of time.

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW

AUGUST 16, 1994

Present:

Kurt Wassenaar, Chmn.
Michael Williams
Martha de Jarnette
Todd Bullard
Eldon Wood
Pryor Hale

Absent:

Blake Caravati
Dawn Thompson
Peggy Van Yahres

Staff:

Fred Boger
Vera Mason, Recording Sec.

Mr. Wassenaar, Chairman, opened the meeting at 3:30 p.m.

A. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1. BAR 94-08-451 213 7th Street NE - New Ramp to Existing Parking Area
Gabe Silverman, Applicant

Mr. Boger presented the staff's report. Mr. Silverman, applicant, was present. After some discussion, Mr. Williams made a motion that the application be approved subject to the following modifications:

1. That the concrete on the wall of the ramp be textured with brick-like forms instead of concrete block.
2. That the new railing will be 1-1/2" round in diameter to match the existing railing design.
3. That Mr. Silverman discuss the proposed retaining wall around the property with his next door neighbors to avoid any conflict regarding diversion of water on to their property.

Mr. Wood seconded the motion and it passed by the following vote: Ayes: Mr. Bullard, Mr. Wood, Ms. de Jarnette, Mr. Williams, Ms. Hale; Noes: None; Abstentions: Mr. Wassenaar

2. BAR 94-08-452 113 W. Market Street - Replace White Roof with Black Roof, Richard Spurzem, Applicant

Mr. Boger presented the staff's report stating that Mr. Spurzem wanted to replace the existing white fiberglass on the roof of the main part of the building, with black shingles. Mr. Spurzem was not at the meeting, but a sample of the shingle was available for the Board to review. Following little discussion, Mr. Wood made the motion that the application be approved as submitted. Ms. Hale seconded the motion, and it passed unanimously.

3. BAR 94-08-453 413 E. Market Street
Construct New Access Ramp
Region 10 Community Services

Mr. Boger presented the staff's report and said that both Mr. Huja and Mr. Higgins had wanted the ramp structure to have a brick facing wall rather than concrete. Mr. Funk, who was present, said he preferred concrete. Mr. Williams said that for the purposes intended concrete would be acceptable for the facing wall on the ramp. Both Mr. Bullard and Mr. Wassenaar agreed with Mr. Williams. Mr. Bullard asked if there would be a curb and Mr. Funk said there would be.

Mr. Wood made the motion that the application be approved as submitted upon the conditions that the concrete face be scored to define a 6" curb on top of the concrete and that the railing details be approved administratively. Mr. Williams seconded the motion, and it passed unanimously.

4. BAR 94-08-455 1901 E. Market Street - Shed Expansion
John Fink, Applicant

Mr. Boger stated that staff had no objection to Mr. Fink constructing a 10 x 15-ft. shed behind his house at 1901 East Market Street with the siding coming from an old school built in the 1800's. Mr. Williams said that he thought the shed was beautifully designed. Mr. Wassenaar stated that he thought the windows and door looked curious with no trim or jamb. Mr. Fink said that these would be installed. Mr. Bullard made a motion that the application be approved as submitted, provided that matching trim and window installation details be installed to match the existing shed. The motion was seconded by Ms. de Jarnette and it passed unanimously.

5. BAR 94-08-454 102 Old Preston Ave - Proposed Outdoor
Cafe. Eastern Standard, L.L.C.

Mr. Boger presented staff's report stating that except for the bollards being made slightly different from the ones used by the "To Market to Market" cafe with, perhaps, the poles being larger with a finished cap, there were no objections to the proposed cafe. After some discussion, a motion was made by Mr. Wassenaar that the application being approved as submitted, subject to the following provisions:

1. That the entrance to the cafe be moved so that it is across from Eastern Standard Restaurant.
2. That the posts be no more than 6-ft. apart
3. That the color and design of the umbrellas be approved administratively
4. That the bollards be capped - no less than 3".
5. That the garbage disposal be approved administratively

Mr. Wassenaar suggested that the applicants take another look at the narrow ends of the cafe area.

Mr. Williams seconded the motion and it passed unanimously.

VENDING CARTS

Mr. Seither Wyatt and
Mr. Jack Little

Mr. Boger asked the Board if it would consider these two cases again, as he was unable to advise the applicants of the Board's decision in time for them to make an appeal if they so desired.

In the case of Mr. Wyatt's request for approval for four vending carts, Mr. Wassenaar made a motion the approval be denied as two of the vending carts, which did not have bicycle wheels, are not appropriate for use on the Downtown Mall.

In the case of Mr. Jack Little, Mr. Wassenaar made a motion that his application be denied because the design of the wheels, which are small and designed for road travel, are not suitable for a cart to be used on the Downtown Mall. Also the cart needs to have a handle. Mr. Wood seconded the motion, and it passed unanimously.

Handwritten notes or scribbles, possibly including the word "TABLE" and some illegible characters.

B. **OTHER BUSINESS**

Mr. Tom Romer, representing Sprigg Lane Investments, was present to discuss the revised landscape plan for the former C & O Station on Water Street. He stated that Sprigg Lane Investments was anxious to move ahead as quickly as possible on the landscaping so that it could obtain a Certificate of Occupancy.

After some discussion Mr. Wassenaar suggested that Ms. Van Yahres and Mr. Blake Caravati, who were not present at the meeting, work on the development of a landscaping plan which can be submitted to the Board for approval. If Ms. Van Yahres and Mr. Caravati are unable to assist with this plan, then Mr. Wassenaar and Mr. Williams agreed to do it.

C. **MINUTES**

The minutes of the July meeting were not available for review.

D. **RFP FOR HISTORIC RESOURCES**

Mr. Wassenaar informed the Board members that he had reviewed the scope of work for the RFP for the Historic Review Guidelines.

D. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:10 p.m.

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW

JULY 16, 1994

Present:

Kurt Wassenaar, Chmn.
Michael Williams
Martha de Jarnette
Todd Bullard
Eldon Wood
Pryor Hale

Absent:

Blake Caravati
Dawn Thompson
Peggy Van Yahres

Staff:

Fred Boger
Vera Mason, Recording Sec.

Mr. Wassenaar, Chairman, opened the meeting at 3:30 p.m.

A. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1. BAR 94-08-451 213 7th Street NE - New Ramp to Existing Parking Area
Gabe Silverman, Applicant

Mr. Boger presented the staff's report. After some discussion, Mr. Williams made a motion that the application be approved subject to the following modifications:

1. That the concrete on the wall of the ramp be textured with brick-like forms instead of concrete block.
2. The new railing will be 1-1/2" round in diameter to match the existing railing design.

**MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW**

JUNE 21, 1994

Present:

Kurt Wassenaar, Chmn
Peggy Van Yahres
Michael Williams
Blake Caravati
Todd Bullard

Absent:

Eldon Wood
Dawn Thompson
Martha de Jarnette
Pryor Hale

Staff:

Satyendra Singh Huja
Vera Mason, Rec. Secretary

Representative:

Martha Gleason, NDRA

Mr. Wassenaar, Chairman, opened the meeting at 3:50 p.m. after waiting for sufficient members to arrive to make up a quorum. He waived review of the May 17, 1994, minutes until all cases had been heard.

A. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. BAR 94-06-446 Temple Beth Israel - Demolition/New Construction
Bruce Wardell, Applicant

Mr. Bruce Wardell, architect, Mr. Greg Bleam, Landscape Architect, and Mr. Avrom Posner, representing Temple Beth Israel, were all present.

Mr. Wardell started the proceedings by explaining the synagogue's need for expansion to accommodate 15 classrooms for its religious school and to add a small sanctuary/lobby. The sanctuary/lobby would be a separate building from the addition to the original building. The total square footage would be 17,000 including a full basement. The Temple board had considered moving to the county, but because of the deep affection for the original Temple and its location in the historic Downtown district, a decision was made to expand the facility by demolishing the present addition to the original Temple, and adding a larger one instead. Mr. Wardell stated that the goals were to maintain the integrity and historic character of the original Synagogue and to enforce the quality of the street that it is located on. The plan included installing a trellis wall which would separate the new addition from the original building. The new addition would start just below the cornice of the original structure. In designing the new sanctuary, Mr. Wardell explained that his desire was to reflect the same kind of compositional principles as the original building and yet try not to copy it. The type of trees to be planted would be similar to the ones across the street at the Holy Comforter Church. Hedges would define the edge of the street. The decision as to the type of bricks to be used would be addressed at the site.

Mr. Greg Blean explained his intent to make an urban space in the Downtown area. He said the court space would be used for the assembling of people, and that there would be gates, stairs, and a fence with growing plants to echo the trellis piece. The outside room of the new secondary building (chapel) would defer to the original Temple.

Mr. Huja stated that staff believed the volume of building is too much for the site, and he also indicated that there appeared to be a "hodge podge" of window details. He said he thought the linkage between the old and the new seemed a nice transition. Mr. Huja further stated that a site plan and soil erosion plan needs to be submitted, and that the question of handicap accessibility and parking needs to be adequately addressed.

Mr. Avrom Posner, representing the Temple, said the additional space was needed to accommodate the needs of a growing congregation and to reduce the present three shifts of religious services to one. He said some people believed the Temple was making a mistake to stay downtown, but there was a great emotional attachment to the original Synagogue and the Downtown area.

Mr. Williams stated that he liked the separation of the two buildings, but would like to see more brick details replicated on the new building.

Mr. Caravati indicated that the windows were confusing - there were too many different types. Mr. Wardell said that some of the windows would start out as colored glass and families would then make donations for stained glass.

Mr. Bullard said he thought the project was interesting and that he liked the idea of the chapel being separated from the other building. He also indicated that the windows were too different and there needed to be more unity. He said he didn't understand the sloping roof. Mr. Wardell responded that the gable would cover the band of classrooms. Mr. Bullard thought a flat roof would be preferable in certain areas, and that the East Jefferson side of the building, in particular, should be further developed.

Ms. Van Yahres thought there were a lot of nice things about the project, but that she didn't like the south elevation. One brick panel was too horizontal and needed to be made more vertical. She then asked about the pavement, indicating that some kind of stone would be preferable to brick or concrete. On the subject of trees, Ms. Van Yahres said that in her opinion two shade trees should flank the sanctuary and that more street trees should be added. In general she thought the architects had done a good job.

Mr. Wassenaar said he understood how difficult the project had been as the original Temple is such an important building that everyone wants to get the addition done right. He said he agreed with the other Board members that there were too many varieties of windows. He also indicated that the proposed additions change the appearance of the street and they must be coherent. He stated that without the Board members having a clear sense of details of the windows and other details being pulled together, the Board would not be able to make a decision. The Board indicated that the architect re-study the details of the new sanctuary elevation facing Jefferson Street and make its eastern and western elevation more harmonious.

Mr. Wardell said he didn't expect the Board to make a decision at its June meeting, but just wanted some feedback from the board members to give him an idea as to how to proceed. He said he does expect a decision from the Board at its July meeting.

Mr. Williams said that what are seen as problems have to do with "hiding" the existing Temple. Mr. Bullard said that the gable of the addition competes with the proposed chapel, and that there are too many different pieces. Mr. Wassenaar said that the Board has to decide if it can accept the massing, detail questions can be straightened out.

Mr. Bullard left the meeting at this point.

2. BAR 94-06-447 801 Park Street, Eileen Coleman,
Tree Replacement Plan

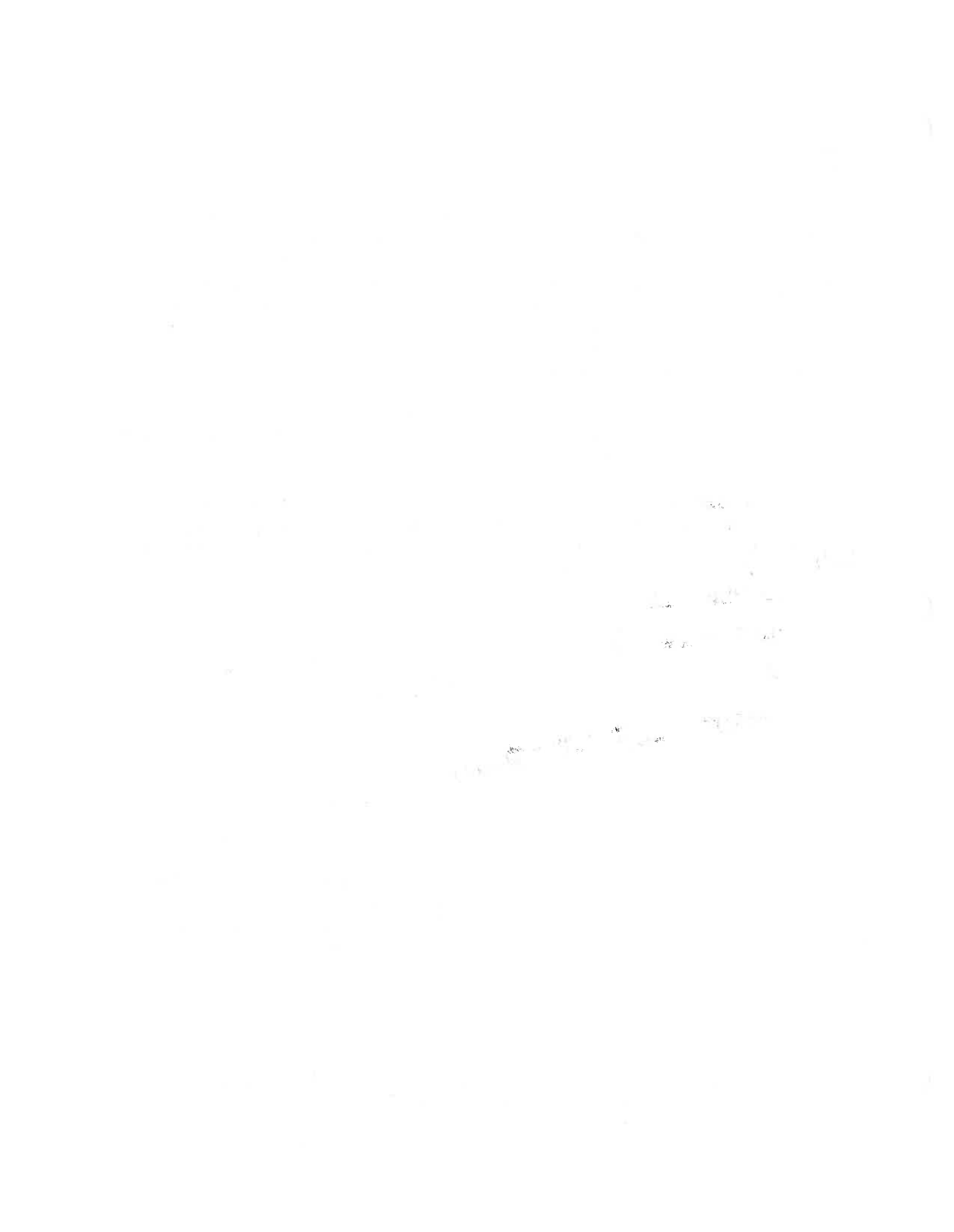
After a brief discussion, Mr. Caravati moved that the tree replacement plan be accepted provided the performance bond requirements are met. Mr. Williams seconded the motion and it passed unanimously.

3. BAR 94-06-448 500 Court Square, New Doors
500 Court Square Associates, Applicants

Ms. Van Yahres said she didn't like the proposed idea of installing a sliding glass door at this location. Ms. Gleason said that there used to be a revolving glass door at this address. After a brief discussion, Mr. Caravati made a motion that the application be denied. This was seconded by Ms. Van Yahres and unanimously approved. The applicants will be requested to submit another design.

4. BAR 94-04-435 208 E. Main Street, Exterior
Changes, S. Schwartzman, Applicant

Following a brief discussion, Mr. Wassenaar made the motion that the Certificate of Appropriateness be approved, subject to the following modifications:



BAR Minutes

June 21, 1994

Page Four

1. That a pilaster of simple design be installed, made of a durable material, preferably wood, approximately twice the width shown on the drawing, and without any ornamental features, plus an additional base piece.
2. That the edge of stucco panel above the edge band, be a simple edge piece and not have any grooves on it.

B. **DESIGN REVIEW GUIDELINES**

This matter was deferred until the July meeting as two of the members had to leave.

C. **MINUTES**

The minutes of the April and May meetings have not been reviewed and approved.

D. **ADJOURNMENT**

There being no further business to discuss, the meeting adjourned at 5:15 p.m.

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW

May 17, 1994

Present:

Kurt Wassenaar, Chmn
Peggy Van Yahres
Dawn Thompson
Michael Williams
Martha de Jarnette
Pryor Hale

Absent:

Todd Bullard
Blake Caravati
Eldon Wood

Staff:

Satyendra Singh Huja (Part of time)
Fred Boger
Vera Mason, Recording Secretary

Representative:

Ashlin Smith, NDRA

At 3:35 p.m. Mr. Wassenaar, Chairman called the meeting to order and waived the April 19, 1994, minutes until the end of the meeting.

A. **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1. BAR Water Street Parking Garage, Landscape Changes
City of Charlottesville, Applicant

Mr. Boger presented staff's report indicating that the incorrect trees had been planted in front of the Water Street Parking Garage, and he recommended that they not be approved. Ms. Van Yahres explained that "hedge" trees had been planted instead of the "street" trees that the Board had approved. There was no-one from the City present to address this matter.

Mr. Williams made the motion that the application be denied and that the City be instructed to plant the 14-16-ft. Sophora Juponica, 'Princeton Upright' trees as originally approved. Ms. Pryor Hale seconded the motion and it passed unanimously.

2. BAR 94-05-443 Downtown Mall, Lee Danielson
Kiosk on the Downtown Mall

Mr. Boger presented the staff's report and said that the design of the kiosk was appropriate for the Downtown Mall. However, he was concerned that the proposed location might be in the fire lane, and that if placed near Jefferson National Bank, the statue of the small boy would have to be moved. Ms. Ashlin Smith asked where it would be moved to and Mr. Huja said it would be moved further west near Gitchell's Studio under some trees.

Ms. de Jarnette asked about the use of public property for commercial use. Mr. Huja responded that this matter is to be discussed at a public hearing on June 6, 1994.

Mr. Wassenaar said that where there are historical materials on a building, then the Board prefers that they be maintained. However, when this is not possible, then the Board will consider alternate materials being used. Mr. Wassenaar said it was important that the fabric of the City be maintained in an intelligent and thoughtful way. Historical buildings are valuable resources.

After a very lengthy discussion on this subject, Mr. Wassenaar said that those areas which are shingles can be replaced with shingles just as Mr. Brugh is proposing. For the areas where there is presently slate, then substitute slate shingles should be used.

Ms. Van Yahres made the motion that the application as submitted be denied. This was seconded by Pryor Hale and unanimously approved.

A second motion was made by Mr. Wassenaar that approval be given for the replacement of the shingles where they are presently existing on certain areas of building, as proposed by applicant, and that the Board accept the following alternatives for replacement of slate:

1. Slate being replaced with slate
2. Acceptable slate-like materials as defined in Mr. Boger's memorandum dated May 13 1994
3. Final approval to be made administratively

The motion was seconded by Michael Williams and passed unanimously.

5. BAR 100 West High Street,
Charlottesville, Va.

Ms. Ashlin Smith presented the Board with paint colors she had chosen for the above residence. They are: Sherwin Williams "Rookwood Shutter Green" for the front door, shutters and fence, and " Downing Sand" for the trim.

Michael Williams made a motion that these colors be approved. Ms. Hale seconded the motion and it was approved unanimously.

B. MINUTES

The minutes of the April 19, 1994 meeting were deferred until the next meeting as several Board members had to leave.

C. ADJOURNMENT The meeting adjourned at 5:45 p.m.

Mr. Wood made the motion to approve the phase two design and allow owners to accomplish this in two steps, subject to the following conditions:

- All materials are to be approved administratively
- Building and Life Safety is to approve the door to make sure it meets ADA requirements
- The foyer floor to be quarry tile or brick - not concrete

Mr. Bullard seconded the motion and it passed unanimously

Mr. Caravati made a motion to amend the above motion to stipulate that approval of phase two is also subject to both phases one and two being completed within two years. This amendment was seconded by Michael Williams and passed unanimously.

2. BAR 94-04-434

Third St. SE Improvements
Craig D. Farnsworth, Applicant

Mr. Craig Farnsworth was present and explained the project to the Board members. Mr. Ron Higgins, staff member, was also present at this part of the meeting. Mr. Farnsworth said the streetscape improvement project would permit two-thirds of the Third Street extension to be devoted to vehicular use, and one-third for pedestrian use. He said the utility lines would be placed underground and that he is not proposing to use stamped concrete panels, but that this was the supplier's idea. He said the brick pavers would be placed at a 45 degree angle to achieve the herring bone design effect.

Mr. Williams said there was a consensus of positive approval from the adjacent property owners, who were enthusiastic about the way the project had turned out.

Mr. Caravati asked about the type of trees to be used and Mr. Farnsworth said hedge maples had been chosen because they are adaptable and can be easily pruned. Ms. Van Yahres said she disagreed with the choice of trees as they were not shade trees. Mr. Bullard asked Mr. Farnsworth if he was happy with the choice of trees. Mr. Farnsworth indicated that he preferred smaller trees. He said that while there may be another mid-size tree that would be satisfactory, it should not be as large as the pin oak trees used on the Mall.

Mr. Caravati expressed concern about the stacking of buses on Water Street. He said the street is constricted and that Public Works should look at this issue to avoid bottlenecks along this section of Water Street.

Following further discussion, Mr. Caravati made the motion that the Board approve the proposal as submitted with the following conditions:

- That the Chairman and one other member of the Board administratively approve the color and texture of the pavers
- That Ms. Van Yahres and Parks & Recreation work together to agree upon the most suitable type of trees for this area.
- That Public Works re-align bus routes in the immediate future, so that there is no stacking of buses on Water Street at Third Street

Mr. Wood seconded the motion and it passed unanimously.

3. BAR 94-04-435 208 East Main Street, Exterior Changes
Steven Schwartzman, Applicant

Mr. Schwartzman, architect, was present, and explained the interior and exterior proposals, including the placement of a new sign. The plan is to remove the existing "Standard Drug Store" sign, replace it with the CVS Pharmacy logo, and put a light behind it. Mr. Schwartzman said the owners want to continue with the interior work while the exterior proposals are being discussed. One of the difficulties on doing exterior work is that there are two different facades and there is no existing documentation describing the construction of the building. There is uncertainty as to what is behind the existing metal sign should it be removed. what is behind the existing metal sign should it be removed.

Mr. Wood and Ms. Thompson said they didn't like spandrel glass. Mr. wood asked if a frosted glass could be used instead. Mr. Schwartzman said that beyond replacing the glazing with opaque spandrel glass, repairing and refinishing sign panel; cleaning and repainting the second story windows, he was not sure what else needed to be done.

Following further discussion, Mr. Caravati made the motion to deny the application with the understanding that Mr. Wassenaar meet with them and work on their proposed design. Mr. Wassenaar suggested that Building and Life Safety issue a temporary sign permit. Mr. Schwartzman asked what affect this delay would have on their interior renovations and Ms. Van Yahres assured him it would have no affect at all. Mr. Wood seconded the motion and it passed unanimously.

4. BAR 94-04-436 401 East Main St., Exterior Addition
SLDC Architects, Applicant

Mr. R. Gerald Dixon was present and explained his proposal to renovate the second floor space above American General Finance and make it into two apartments. Mr. Wassenaar pointed out that undertaking this project would bring the apartments right to the edge of the building.

After considering and discussing the matter, Mr. Wassenaar made the motion to approve the application as submitted with the provision that the windows match the fan windows below. This motion was seconded by Michael Williams and it passed unanimously.

5.

Nowell's Outdoor Cafe
118 E. Main Street

Mr. Nowell showed the Board members his design for enclosing his outdoor cafe at 118 East Main Street. He proposed using a black chains, bollards, and a flower pot under each section of chain. There would be a 12 x 12" plate underneath the bollards.

Mr. Wood made the motion that the application be accepted as submitted and informed Mr. Nowell that flower containers were not required. The chains must be heavy and he suggested they use the same size as the Nook Restaurant. Mr. Wassenaar seconded the motion and it passed unanimously.

B. MINUTES

Mr. Wassenaar made a motion that the minutes of the March 15, 1994 be approved. This was seconded by Mr. Williams and unanimously passed. Mr. Williams expressed to Mrs. Mason his appreciation of the way the March 15 minutes had been prepared. The motion passed as follows: Ayes: Mr. Wassenaar, Ms. Van Yahres, Ms. Thompson, Mr. Williams, Ms. de Jarnette, Mr. Bullard, and Ms. Hale. Noes: 0. Abstentions: Mr. Caravati and Mr. Wood.

C. HISTORIC PRESERVATION WEEK

Ms. Thompson reminded the Board about Preservation Week which is from May 8 - 14. She said it would not be necessary to have a table set up, but that perhaps something could be written about awards that have been presented for commercial and residential buildings. Another suggestion was that someone meet with a reporter on the Revolving Loan Fund and the reporter write an article. After further discussion, it was decided that Ms. Van Yahres and Ms. Thompson meet with Mr. Huja to discuss doing something for Preservation Week.

D. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 5:15 p.m.

Mr. Wassenaar said the application should be considered as a Certificate of Appropriateness application. He moved that the application be approved as submitted. The principle reason behind his recommendation for approval is that a professional banner maker has been involved in the design and choice of colors. Ms. Pryor Hale seconded the motion and it passed unanimously.

C. RIDGE STREET HISTORIC DISTRICT

Ms. Wolanski and Ms. Kristin Saccoccio joined the meeting at this point to get the Board's reaction to the first draft of the Ridge Street Historic District proposal. Mr. Wassenaar said he thought it was important to get this information out to people in the Ridge Street neighborhood to educate them about historic preservation and to help avoid any misconceptions. He said the study incorporates a lot of black history which needs to be identified. He considered the study a good starting point from which we could expand into other areas. The goal would be to turn Ridge Street and its surrounding area into an Architectural Design Control District. He said the Board is supportive of making the proposal a community activity, and suggested that we work with Fifeville leaders, and others, in making a presentation. He said the boundaries would have to be revised as Ridge Street develops, and that the community needs to help in this activity. Mr. Wassenaar suggested a meeting with key participants such as Blake Caravati, Alvin Edwards, Eugene Williams, Bill Harris, George Dillon and members of Preservation Piedmont.

Ms. Wolanski said that Preservation Piedmont and volunteers in the neighborhood might be willing to go door to door meeting with people and explaining the idea behind historic preservation.

D. CHANGE IN STOREFRONT DESIGN 413 E. Main Street

Mr. Boger presented each member of the Board with a sketch of the proposed change to the storefront of the Gemstone Collection at 413 E. Main Street. Mr. Bill Rice, Realtor, was present, as well as Sarah Watson, the tenant who operates The Gemstone Collection.

Mr. Rice said that a second door was needed in the front of the building to allow access to the second floor for tenants who plan to move in by August 1, 1994. He said the new owners plan to put a whole new front on the building once the interior renovations have been completed. He already has a contractor who has been instructed to use the identical type of materials that are currently in existence. Ms. Watson said she wants to put in motion sensors, lights, an atrium light shaft, and would like the awning to stay.

Mr. Wassenaar said that he would like to see a master plan for the whole front. He has doubts about the use of black glass. He indicated the Board could not give its approval today

because it does not have enough information of the resolved concept to support such approval. Mr. Rice asked for specific information from the Board as to what it needs to know. Mr. Wassenaar said the Board would need the following:

- A detailed drawing showing how the door relates to the character and integrity of the building.
- Elevation showing relationship of all architectural elements
- Show the building without the awning
- Show adjacent facade
- Show door dimensions and explain how door relates to awning and materials

Mr. Rice said he would get the necessary information to Mr. Wassenaar this week.

E. **PRESERVATION WEEK**

Ms. Thompson drew the Board's attention to Preservation Week which is scheduled for May 8 - 14, 1994. Mr. Wassenaar asked Mr. Boger to get a copy of the information to each Board member.

F. **MINUTES**

The minutes of the January 18, 1994 meeting were reviewed. Ms. Van Yahres made a motion that they be approved as submitted. Ms. Thompson seconded the motion, and it passed by the following vote:

Ayes: Mr. Wassenaar, Ms. Van Yahres, Ms. Thompson, Mr. Williams, Ms. de Jarnette.
Noes: 0; Abstentions: Mr. Bullard.

G. **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:15 p.m.

DRAFT

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
JANUARY 18, 1994

Present

Kurt Wassenaar, Chmn.
Peggy Van Yahres
Dawn Thompson
Eldon Wood
Michael Williams
Martha de Jarnette

Absent:

Todd Bullard
Pryor Hale
Blake Caravati

Staff:

Fred Boger
Vera Mason, Recording Secretary

Representative:

Ashlin Smith, NDRA

Ms. Van Yahres, Vice Chairperson, opened the meeting at 3:35 p.m. in the absence of the Chairman. After explaining the Board's procedure to visitors, she asked Mr. Boger to present the first case for consideration.

A. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. BAR 94-01-431 100 W. Jefferson Street, New roof material/color change. Martin Roofing, Applicant

Mr. Boger presented the staff's report indicating approval of the request to put a dark slate color shingle on the roof instead of the existing red shingle, in view of the roofers difficulty in obtaining red shingles.

Mr. Russ Halvorsen of Martin Roofing was present and said that the dark, charcoal color matched two nearby churches which had slate roofs. (Mr. Wassenaar arrived at this point).

Ms. Van Yahres made the motion that the Board approve the application as submitted. Mr. Williams seconded the motion and it was unanimously approved.

2. BAR 94-01-432 Water Street Parking Garage, Change in Storefront Design

Mr. Bob Moje, representing VMDO Architects, was present, and said he didn't realize a minor change had been made in the design of the storefront system at the Water Street Parking Garage when he made an adjustment to accommodate the size of the mechanical louvers.

On a motion by Mr. Wood, seconded by Ms. de Jarnette, the application was approved as submitted. It carried unanimously.

3. BAR 94-01-433 1022 W. Main Street, New Canopy, Smith Wimer, Inc.

Mr. Boger stated that staff has no objection to the construction of a new canopy over the existing drive-up teller window of the bank. Mr. Williams made a motion that the Board approve a Certificate of Appropriateness provided the wood trim is painted the same color as the trim on the building. Ms. Van Yahres seconded the motion, and it passed unanimously.

4. BAR 94-01-434 100 W. High Street, Exterior Changes, Lloyd Smith and John Conover, Applicants

Mr. Boger stated that staff has no objections to the proposed work, and suggested that Mr. Lloyd Smith, applicant, explain his proposals.

Mr. Smith said his plans include making a kitchen/living area combination which would open on to a courtyard utilizing French wooden doors. The courtyard would be surrounded by a picket fence which would be 4-ft. 6-ins. above a wall to ensure privacy. The deck would also be re-built. Shutters would be repaired, and repainted Charleston Green. The roof would be supported by more attractive redwood columns. Where the windows do not match existing windows, Mr. Smith would like them replaced.

Mr. Wassenaar made the motion that the Board generally approve the plans; that the new windows be painted to match the original windows; and that the French door trim be repainted Charleston Green. Mr. Wassenaar said the columns and other design issues would need to be approved administratively, and Ms. Van Yahres offered to assist Mr. Wassenaar with this. Ms. Thompson seconded the motion, and it was unanimously approved.

5. BAR 94-01-435 430 North First Street, New Construction, Robert L. Vickery, Applicant

The staff report was presented by Mr. Boger who indicated there were no objections to the plans. He suggested that Mr. Vickery, applicant, present his proposals to the Board. Mr. Vickery provided photographs, location plan, site plan, elevations and survey and tax map information for the Board. He said the construction will be wood frame with brick veneer. The brick color will complement the brick house to the north and the wood trim color would complement the wood house to the south. Part of the roof would be flat.

Mr. Boger presented drawings to the Board showing where the fire chase and exhaust fan would be located in the proposed new restaurant.

Mr. LaPanta was present and discussed his plans to install a chimney at his new restaurant at 512 E. Main Street. He said the fire chase would be out of sight from the front of the building and not easily seen from the back. It would be 40" higher than the building next door.

Mr. Wassenaar recommendation that the wall and exhaust fan be approved and, if possible that it be moved farther to the back of the building so that it would not be seen at all. He also said the 12" round opening with louvers (return air) be painted the same color as the wall. Eldon Wood seconded the motion and it was approved unanimously.

iii) Lewis & Clarke Penthouse

Change in Doors

Mr. Boger informed the Board that the owners had requested that two of the glass penthouse doors be removed, and that a fixed window be installed in their place. These windows would be placed each side of an existing door.

Ms. Van Yahres made a motion that this request be approved. This was seconded by Eldon Wood and unanimously passed.

iv) Newspaper Boxes

Mr. Williams expressed concern about the unsightliness of newspaper boxes on the Mall and said the Board should get involved with the City Attorney's Office's efforts to address the matter.

C. MINUTES

After reviewing the minutes, Mr. Wassenaar made the motion that they be approved. This was seconded by Eldon Wood, and passed by the following vote: Ayes: Wassenaar, Van Yahres, Thompson, Wood. Noes: 0; Abstentions: Ms. de Jarnette and Mr. Williams.

D. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 5:10 p.m.