

BOARD OF ARCHITECTURAL REVIEW
MINUTES
JUNE 20, 1995

PRESENT

Kurt Wassenaar, Chairman
Martha deJarnette
Eldon Wood
Peggy VanYahres
Dawn Thompson
Todd Bullard
Blake Caravati

ABSENT

Pryor Hale
Michael Williams

STAFF PRESENT

Satyendra Singh Huja
Fred Boger

June 20, 1995
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457

Mr. Wassenaar called the meeting to order at 3:30 p.m.

A. CERTIFICATE OF APPROPRIATENESS

1. **BAR 95-5-476** **118 East Main Street**
New Cafe Furniture
Jeanne Haynes, Applicant

Mr. Boger informed the Board that Ms. Haynes was unable to attend the May 16, 1995 meeting and is asking the Board to reconsider her request to use white resin cafe furniture instead of black wrought iron furniture. Mr. Boger also stated that staff still prefers dark color furniture because it will not show dirt.

Ms. Haynes was present and briefly explained the reasons for her request. Some of the reasons stated were:

- She originally applied for white furniture, but was told it had to be black wrought iron furniture.
- Dark furniture depicts heat. Heat radiates up from the surface.
- Keeping the furniture clean is not a problem. Her store speaks for itself.
- Five people have fallen through the wrought iron furniture. She has settled their claims out of court.
- Other cafes have been approved with white furniture.
- When she does not use a tablecloth, customers go to Moondance Cafe, because white furniture attracts customers.

Ms. Martha Gleason was present and commented that the problem with the furniture appeals to be a manufacturing problem.

Mr. Eldon Wood said that the Board has previously discussed this issue. The Board originally approved black metal furniture. If people have fallen through the seats, then it is a manufacturing issue. What the board needs are guidelines or standards.

Ms. Peggy VanYahres said the dark element is more in keeping with the Mall character.

Mr. Kurt Wassenaar said the issue is what standards are we to use and where do we go from here on this. In retrospect, we should not have permitted the use of resin furniture.

Mr. Todd Bullard said his preference is for a darker color of cafe furniture.

Mr. Eldon Wood said that his observation is that white furniture tend to cheapen the cafe setting.

Mr. Kurt Wassenaar asked the following members what was their preference for the color of cafe furniture.

Blake Caravati	--	Dark
Martha deJarnette	--	Dark
Peggy VanYahres	--	Dark
Dawn Thompson	--	Dark

Ms. Haynes said the color is the problem, the individual cost of the furniture is not an issue. People prefer to eat at cafes with white furniture. Her cafe is located under the tree and white furniture will make it more attractive and visible.

Mr. Kurt Wassenaar said there is a strong consensus of the Board for dark color cafe furniture.

Mr. Eldon Wood made the motion to sustain the previous action of the Board and to establish the standard for uniformity of a dark color for cafe furniture.

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

2. **BAR 95-4-471**

**625 Park Street
New Garage/Workshop
Bill & Nancy Letteri, Applicants**

Mr. Boger briefly presented the staff report. Mr. Boger said the proposed accessory building is a permitted use provided it does not occupy more than thirty percent of the rear yard and is not more than two stories in height. Mr. Boger stated that the proposal under consideration is approximately thirty percent smaller than the original design submitted in April.

Mr. W. Douglas Gilpin, Jr., Architect, was present and reviewed with the Board the proposed plans for the garage/workshop. Mr. Gilpin said the length and width of the building has been reduced. The Ridge height has been reduced and the second floor ceiling height will be seven feet. Mr. Letteri has also agreed to reduce the front floor ceiling height to eight feet. The building is designed as a hobby workshop but also designed for a two car garage. The second floor can be used as Mr. Letteri's office

Mr. Letteri has met with the adjoining property owners on several occasions and the changes made to the building is a result of these meetings. In addition to the physical changes to the building, Mr. Letteri has agreed to try and center the building between the side property lines, and has employed Jack Douglas, Landscape Architect, to prepare a landscape plan around the building. Also, there was concern about noise coming from

the workshop, and as the building is being constructed, maximum effort will be made to deadening the sound.

Mr. Kurt Wassenaar asked about the exterior of the building. Mr. Gilpin responded that the exterior will have wood siding, painted a color to match the existing house. The windows will be wood, one over one. The trim will match the trim on the main house.

Mr. Blake Caravati asked about landscaping on the north east side of the building. Mr. Gilpin said Mr. Douglas is working with Mr. Letteri on this.

Mr. Lucius H. Bracey, Jr., 724 Northwood Avenue, was present and said he has met with Mr. Letteri several times. Mr. Letteri has respected our concerns and I like to thank him for that effort.

Mr. G. Edward White, 621 Park Street was present and said he has lived in this area for a number of years. At first, he didn't want an accessory building and was fearful when it was first proposed. Ideally, he would prefer no structure. However, he has met with Mr. Letteri on several occasions and Mr. Letteri has tried to accommodate our concerns.

Ms. Peggy VanYahres said the Board may want to ask about the plantings.

Mr. Kurt Wassenaar said the Board should see the landscape plan for the record. The plan can be approved administratively provided that all the board members and surrounding property owners are notified.

Ms. Peggy VanYahres made the motion to approve a Certificate of Appropriateness for the garage/workshop as submitted for review at today's meeting with the following conditions:

1. The final site and landscaping plan is submitted for administrative review and approval.
2. Notice is given to the surrounding property owners and Board members before the plan is approved.
3. Final colors are submitted for administrative review and approval.

Mr. Todd Bullard seconded the motion and it was unanimously passed by all members present.

3. **BAR 95-6-481**

**Water Street & West Main Street
Ice Skating Rink
Charlottesville 2000, Applicant**

Mr. Satyendra Singh Huja said that the proposed project was consistent with the City's land use plan and the zoning ordinance permits this use. Mr. Huja also said he met with Mr. Brown twice and talked about ten issues. The issues are listed in our report and we don't have the answers to them. However, you may want to review and discuss these issues.

Mr. Henry J. Browne, Architect, was present to review with the Board the proposed design of the ice skating rink. Mr. Browne introduced John Peterson, the project architect for this project.

The major points of Mr. Browne's and Mr. Peterson's presentation were:

- The design of the building is for recreation and it is different from a traditional building.
- The function of the building and the shape of the lot dictates the design of this building.
- There has been good co-operation by all parties involved.
- The result of this effort is a non-severe building.
- Tried to bring excitement into this area of the downtown and have a building where the public can have fun.
- This effort should begin to make the mall a place where people will want to come.
- This location is perfect for the proposed use but the site is not good.
- The height of the building is not much higher than the existing structures on the Mall.
- The windows were added because the applicant did not want a blank wall on the Mall.
- The design of the entry way is different, in order to attract people to it.
- The entry way is designed like a turn-of-the-century entry way.
- The roof will be still standing seam metal with a 24: pan.
- The brick will be Handcrafted General Shale Chesterfield oversize #21-08-291.
- The keystones will be cast stone #7105AW, Dover White.
- The windows will be aluminum #8300-FP, Color 925
- The roof will be forest green in color.
- The entrance structure iron work, Benjamin Moore #602.
- Entry store front system, Benjamin Moore #HC-136.
- The cornice, window frames, and arch grill work, Benjamin Moore #925.

Mr. Browne said the windows on the north side cannot have sun coming in because it will create a dangerous situation on the ice. These windows will have treated glass. The windows on the west side will be bricked in with an ironwork grill in front. There will be two emergency entrance doors on the Water Street side next to Braza Restaurant. Some of the mechanical equipment will be located below grade behind the bench on the west side with an iron grill placed over them. Also, several flags will be located here. The flags are at this location to provide color and movement. There will be a beveledere on top of the roof. The roof may be copper instead of metal if it is economically feasible.

Dawn Thompson asked about the window glass on the south side. Mr. Browne said it will be lexon with a slight tint.

A board member asked about the color of the entry-way. Mr. Browne said they decided against a black color because this is not a piece of furniture.

Mr. Wassenaar asked what the cornice will be constructed of. Mr. Brown said it will be metal.

Mr. Blake Caravati asked what is the size of the roof pan. Mr. Browne said 24 inches.

Mr. Blake Caravati asked about the lighting. Mr. Browne said they will be mounted behind the keystone in the window to give a low hello effect.

Ms. Martha deJarnette asked if a person was standing in front of the flag poles, where would they be in relation to the roof heights. Mr. Browne pointed out on the elevation drawing this relationship.

Ms. Donna Doll, co-owner of Braza Restaurant, was present and asked about the exits on Water Street near her business. Mr. Browne said they will be used only for emergency egress at this time. There are no plans at this time to use them otherwise.

Ms. Donna Doll also asked about the wall behind her building. Mr. Wassenaar responded that the Board cannot review this area because it is not visible from a public right-of-way. Any concerns about this wall will have to be discussed with the developer.

Mr. Kurt Wassenaar asked about the mortar joint. Mr. Browne said it will be a reveal joint.

A Board member asked about the Downtown Athletic Store Wall. Mr. Browne said they are negotiating with the owner for maintenance of the wall.

Ms. Dawn Thompson asked about the west windows and why they are not actual windows. Mr. Browne explained that sunlight cannot get onto the ice because it creates a dangerous situation. There needs to be uniform light on this ice.

Mr. Kurt Wassenaar said the window details must be submitted for review and approval.

Mr. Blake Caravati asked if the gutters were interior. Mr. Browne indicated they were with exterior outlets.

Mr. Blake Caravati asked about the interior ceiling. Mr. Browne said it will open right up to the roof with expose steel beams on which to hang flags, etc.

Ms. Dawn Thompson asked where will the cooling equipment be located on the west elevation. Mr. Browne said the cooling equipment will be located behind the planter and below grade. The equipment will not be visible. Also an iron grate will cover the equipment.

Mr. Todd Bullard asked if there was anyway to get glass on the west elevation. Mr. Browne said no because you cannot have any exterior light shining on the ice.

Mr. Todd Bullard asked if the developer had any contingency plans should the ice rink fail. Mr. Lee Danielson said yes, but would not elaborate on them.

Ms. Dawn Thompson said she is concerned about the lack of windows on the west side. When you come around the curve, you would expect to see glass. Is there anyway to put glass in this area. Mr. Browne said no.

Mr. Kurt Wassenaar said this is an architectural issue. What's done is well done and is well thought out.

Mr. Satyendra Huja said initially this was a blank wall. Having something in this area is important and the developer is moving in the right direction.

Ms. Donna Doll asked if there will be signs on the Water Street side. Mr. Browne said it would be difficult to put signage in this area.

Mr. Blake Caravati asked if it would be possible to put spandrel glass in this area? Mr. Browne said no.

Mr. Blake Caravati expressed his concern about the size and design of the roof.

Mr. Kurt Wassenaar said you see the building in two perspectives. You will see the nice cornice details and the roof will go away. The angles of the roof would direct one to look at the cornice detail.

Mr. Blake Caravati said the buildings on the Mall are segmented. Mr. Browne said this is an entertainment center. It is an assembly area for people and it should be different from 20-30 individual store bays.

Mr. Todd Bullard expressed concern about the iron portico. You would normally think of a portico as the center of an objective. Mr. Browne said it could not be located in the center. Since it is located on an angle, we are trying to make it different because it is not easily seen.

Mr. Todd Bullard said it could be more effective without the portico.

Mr. Kurt Wassenaar said the Board will need to see the details for the portico.

Ms. Peggy VanYahres said this is an exciting project. However, she is concerned with the roof. She keeps getting overpower by the roof. Ms. VanYahres also expressed concern about using the prefabricated roof and the snap on seam. Ms. VanYahres said she cannot see why a regular standing seam roof cannot be used instead of a prefabricated one. Mr. Browne said the seam would be straight on the prefabricated roof whereas on a regular metal roof the seam would not be straight.

Mr. Browne said the roof will be dark and with the belevedere, the roof will not be that overpowering.

Mr. Todd Bullard asked if real windows could be put on the west side with a blind on it. Mr. Browne said what you would eventually see is a dirty blind.

Mr. Lee Danielson said the key to the area was movement to make it exciting. We didn't want a solid wall. We need to give it movement, depth and color; the plantings, bench, and flags to accomplish this.

Mr. Huja asked the Board if we could give conceptual approval at this time and come back at a later date with the final details.

Mr. Browne said the project is on a fast track and the completion date is for Christmas and the Holidays.

Mr. Eldon Wood said the Board could have a special meeting to review the final plans when they are completed.

Ms. Peggy VanYahres asked Mr. Danielson to start with new large trees instead of trying to relocate the existing pin oaks, which aren't a good tree for an urban area.

After completion of the discussion for this project, Mr. Kurt Wassenaar made the motion to approve the concept as submitted pending submission for review and approval of the final details for the following:

1. The window treatment.
2. The treatment of the entrance metal component parts and colors.
3. The treatment of the beveledere.
4. The specific details for the cornice.
5. The details for the gable ends.
6. Other significant details including the landscaping, plantings plan and details on how that will be accomplished.
7. The specific details for the roof.
8. To come back to the Board either at our next regular session or if need be, based on their schedule, a special session can be called to review the plans.

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

4. **BAR 94-08-457**

222 South Street

Amendment/Change of Material

Mr. Boger informed the Board that Mr. William Park is requesting an amendment to the Certificate of Appropriateness approved on October 18, 1994. Mr. Boger said that Mr. Park would use the "Hardiplank Siding" instead of the wood siding as originally approved for the new building. Mr. Boger showed the Board a sample of each type of siding. Mr. Boger further stated that the reasons for this requested change are: The hardiplank siding would allow for better maintenance of the structure because the cedar wood siding obtained today does not last as long as it used to. Also the Building Officials prefers this type of siding on the building because it is noncombustible. Since the building is located so close to the property line, changes would have to be made to it, to comply with the building code if regular siding is used.

Mr. William Park was present and briefly informed the Board the reasons for the requested change.

Mr. Kurt Wassenaar said he used hardiplank siding on a project with mixed results. The problem he had was at the joints and corner ends. If wood corner boards are used, then most of the problems would be hidden.

Mr. Park said his company was the first to use this type of siding in the area. The problems described today appear to have been the result of improper installation. When you cut hardiplank siding, a diamond saw blade should be used. This gives you a clean smooth cut. At the joints, the back side of each end is chalked and the boards pushed together. When his painter prepares the surface for painting, the joints are chalked again giving you double layer of chalking. Once this is done, you cannot tell hardiplank from regular siding.

Mr. Todd Bullard said he has a problem with fake wood grain. He would prefer a smooth surface. Mr. Park said that would not be a problem. Hardiplank has a smooth surface style which can be used.

Several members expressed concern about introducing a new material into the historic area. The reason for this concern is that very little information is known about it. However, after further discussion the Board concluded that :

1. If a smooth surface hardiplank siding is used, it would provide the same general appearance as wood lap siding.
2. Providing adequate fire protection for this building is restricted because of the narrow access drive to it from South Street. The noncombustability of hardiplank siding makes it an acceptable substitute material because it will enhance the fire rating of the exterior walls. This change should help protect both the tenants of the building and the neighbors.
3. The siding has a 50 year warranty.
4. The use of the siding would require less maintenance than wood siding.

Mr. Blake Caravati made the motion to approve this amendment with the understanding that the approval does not establish a precedent for use of the material in the historic district. This approval will be a test of the material to see how it looks after it is installed.

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

B. OTHER BUSINESS

Ms. Dawn Thompson brought the Boards attention to some changes made to Chaps Cafe without it's approval. The Board requested staff to inform City Council of this problem and requested them to refer the Cafe back to the Board for review and approval.

C. ADJOURNMENT

The meeting was adjourned at 6:15 p.m.