

**BOARD OF ARCHITECTURAL REVIEW
MINUTES
JULY 18, 1995**

PRESENT

Peggy VanYahres, Vice-Chairman
Eldon Wood
Martha deJarnette
Pryor Hale
Dawn Thompson
Blake Caravati

ABSENT

Kurt Wassenaar
Todd Bullard

STAFF PRESENT

Satyendra Singh Huja
Fred Boger

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Ms. VanYahres called the meeting to order at 3:35 p.m. and suspended consideration of the minutes until the end of the meeting.

A. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **BAR 95-7-482** **215 East High, Exterior Changes**
The Village School, Applicants

Mr. Boger stated that the proposed work will consist of the following:

- A new wrought iron gate, 6 feet tall at the gap between the buildings.
- A new fire stair between the two buildings, several of the existing windows on the rear of the High Street building must be enclosed to comply with the building code. The outline of the window will remain, but the window space will be stucco to match the stucco on the rear wall.
- A new wrought iron fence maybe installed in the front yard.

Mr. Boger further said the gate, fire stair and wrought iron fence should be painted an appropriate color.

Mr. Knorr, Trustee for the Village School was present and said the fence, gate and fire stair will be painted black.

Mr. Caravati said that there are different shades of black. A paint sample should be submitted for administrative approval.

Mr. Caravati asked where are the air conditioning units located. Mr. Knorr said he believes they are on the roof or possibly in the courtyard between the two buildings.

Ms. Thompson asked if the enclosed windows could be reversed in the future? Mr. Knorr said yes but the fire stair would not comply with the code.

Mr. Caravati asked about the fence details. Mr. Knorr said it will be the design as submitted, however he doesn't know the details for the fence.

A board member requested staff to send information to the property owners informing them that they are now part of the Ridge Street Historic District with a copy of the Board's brochure. The letter should also indicate that the Board and staff will work with them on protecting this area.

After further discussion, Mr. Wood made the motion recommending to City Council that these three properties be added to the Ridge Street Historic District for the following reasons:

- a. The area is historically and culturally significant.
- b. One of the three structures (Fire Station) is associated with a reknown Architect (Milton Grigg).
- c. Ridge Street is a major entrance corridor into Downtown Charlottesville and this area needs to be protected from inappropriate design.
- d. The addition of these properties complete the Historic District as designed.
- e. The addition of these properties connect the Ridge Street Historic District with the Downtown Historic District. Without the connection, there would always remain the possibility of an incompatible building(s) being constructed in the gap,, which would negatively impact both districts and the City in general.

B. OTHER BUSINESS

1. Discussion with Mr. Bill Johnson on the Proposed Exterior Work to the buildings at 222-224 Court Square

Mr. Johnson explained to the Board the problems he is having with the property owner of the adjoining building to the north. It appears part of the rear of Mr Johnson's building encroaches onto the adjoining lot and the floor joists tie into the wall of that building. Mr Johnson has employed a surveyor to determine exactly how much of his building encroaches onto the adjoining lot. Once this is determined, the north rear end of the building will be taken down and rebuilt.

Mr. Johnson said basically the proposed work will consist of the following:

- a. Shoring and protection of interior floor, wall and roof system, which need to be removed.
- b. Protection of the public and adjoining properties.
- c. Remove damaged masonry wall, salvaging all usable brick for reuse in exposed areas of the repaired work.
- d. Salvage and repair for reuse window sash and trim, both interior and exterior. Also salvage for reuse the two exterior door frames, transoms, and trim. Note that the doors are not a part of the original facade; they appear to have been purchased at a salvage yard and used as replacements for deteriorated original doors. The door frames and trim are salvageable at moderate cost and will enhance the restored value of the building, if in place.
- e. Rebuild the exterior facade, with modern materials being used in all concealed areas. Tie the structure of the facade to the interior bearing partitions and to the floor system. Add electric outlets and insulation as required. Finish the interior wall with drywall.

- f. Reinstall the repaired windows and window trim. Also reinstall the repaired door frames and trim.
- g. Install new doors, which meets the aesthetic requirements of the local authorities.

Following a brief discussion, the Board thanked Mr. Johnson for his presentation and it was the consensus of the Board that he was proceeding with the restoration in an acceptable manner and that the next step would be to prepare the plans for the work. Once the plans are completed, they can be submitted to the Board for review and approval.

2. Discussion on Review Procedures

Mr. Huja briefly discussed with the Board some recent problems concerning review procedures. The Board concluded that it would be able to make the following procedural changes:

- a. The BAR meeting will begin at 3:00 p.m. instead of at 3:30 (time change must be verified with absent members). When there is a large number of items, members will be contacted to see if the meeting could start earlier (ie. 2:00 or 2:30).
- b. At the beginning of each meeting, the chairperson will ask are there any items to be discussed that are not on the agenda?
- c. Both the board and staff will encourage pre-application conferences before submission of a formal application.
- d. If a project comes to City Council, the Board requests that it be referred to them before any action is taken on it. The purpose of the Board is to review design issues as they may pertain to the historic integrity of the area. Other important issues concerning a project should be discussed after the Board has looked at the design guidelines.
- e. All public projects, projects financed with public funds, or projects, built on public land requiring BAR approval must go to a pre-application meeting before submission of a formal application.

Staff will send a copy of the agenda to the adjoining property owners.

3. Discussion with a Potential Buyer of 104 East Main Street

The person did not attend the meeting to discuss this item with the Board.

4. Change on Roof Material - 426 Second Street, NE

Mr. Boger informed the Board that Mr. David R. Marshall needs to replace the roof on his house at 426 Second Street, NE and would like to use copper instead of tin. Mr. Boger asked the Board if there would be any problem with change of material. The consensus of the Board was that the use of copper on this roof was acceptable.

C. MINUTES

The minutes for the following meeting were approved as corrected:

March 21, 1995

April 21, 1995

May 16, 1995

June 20, 1995

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