

**MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
SPECIAL MEETING
SEPTEMBER 26, 1995**

PRESENT

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

STAFF PRESENT

Satyendra Singh Huja
Fred Boger

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Mr. Wassenaar, Chairman, called the meeting to order at 3:35 p.m.

A. CERTIFICATE OF APPROPRIATENESS

1. BAR 95-06-481

Ice Arena

West Main Street & Water Street

Mr. Huja reviewed with the Board the items left to be reviewed and approved. The items included the roof color, the color of the metal for the entrance and beveledere, the west end improvements which are the planter, and the three windows.

Mr. Huja said staff prefers the metal work on the entrance and beveledere to be black. He also said that staff has looked at the roof on the Shell Station just east of the Long Street Bridge and feels the gray color of this roof would be appropriate for the ice arena building. The gray roof color would lessen the visibility of the roof.

Mr. Henry Brown, Architect, said the Developer would prefer a copper roof if at all possible. Copper will turn to a rust color after being exposed to the elements for several years. If the copper roof becomes too expensive, then the Developer would like to use the Dove Gray color for the roof. The gray color is a neutral color and will blend in with the sky. However, the developer would like approval for use of either copper or the Dove Gray color on the roof.

Mr. Wassenaar asked if the window frame and mullions will be dark green. Mr. Brown said the window frame will be dark green and the mullions an off white color. Mr. Brown also said the developer prefers a Charleston Green color.

Mr. Bullard said he prefers an actual window on the west side instead of the proposed corbelled brick outline of a window. An actual window could be designed with some type of shade to prevent the sun from shining onto the ice.

Mr. Wassenaar asked if they have looked at using a different color brick for the corbelled brick work? Mr. Brown said yes, but they felt that the brick offset would be adequate to produce a deep shadow line.

Mr. Wassenaar said on the other windows there is a center mullion but not on the corbelled brick window outline. Mr. Brown said they considered a center brick mullion, but it started to look like a cross.

Mr. Caravati asked if bevedere is all steel. Mr. Brown responded, yes.

Mr. Wassenaar asked if they were concerned about birds perching in the bevedere. Mr. Brown said this should not be a problem because the bevedere is open.

Mr. Wassenaar asked about the sign. Mr. Brown said the sign was approved at the last meeting. The sign letters will be brass.

Mr. Wassenaar asked if there will be lights on the exterior of the building. Mr. Brown said yes, but they will not be visible.

Mr. Danielson said there would be a lot of landscape lighting around the building. This will produce a glow affect and make the building very attractive in the evening.

Ms. deJarnette said the window treatment on the west side is much better than originally proposed.

Ms. VanYahres said that maybe a different brick color should be used in the corbelled brick window. Mr. Brown said the deep brick recess will show shadows.

After further discussion, Mr. Bullard made the following motion:

That the Board of Architectural Review approve a Certificate of Appropriateness for the following:

- a) The Dove Gray metal roof for the roof is accepted as an alternate to a copper roof with copper being the preferred choice of the Board.
- b) Charleston green is accepted as the color for the iron work on the building.

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

Mr. Wassenaar said this is a large building and palcement of mechanical equipomet is a problem. Locating the mechanical equipment on the west side, below grade and behind a planter is preferred instead of locating the equipment on the Mall side of the building.

Mr. Caravati asked if the planter will be at two different levels. Mr. Brown said yes.

Mr. Bullard expressed his concern about locating the mechanical equipment on the west side of the building and that his preference is red windows to be used instead of the corbelled brick outline.

Ms. VanYahres made the following motion:

"The Board of Architectural Review approves a Certificate of Appropriateness for:

- (a) the windows on the west end of the building as proposed and the treatment of planters as proposed with the seat cantiller off the planter.
- (b) The Board approves the general design for the ice arena.
- (c) The Board approves the landscape plan as submitted.

Ms. deJarnette seconded the motion. The motion was passed by a six to two vote with Mr. Caravati and Mr. Bullard voting against."

2. BAR 95-09-487

**204-212 West Main Street
Regal Six Cinema**

Mr. Robert Lauer, Jr., Architect was present and reviewed with the Board the details for this project. Mr. Laurer said the original thought was to brick veneer the entire front of the two buildings. However, once the metal storefront was removed, some nice brick detailing was exposed which we felt should be preserved. Brick veneer will be used on the right building.

Mr. Laurer stated that the entire exterior of this building will be painted a brick color with an accent color to pull the brick color out. He reviewed with the Board the exterior colors as shown on the display submitted.

Mr. Wassenaar asked if the awning cover will be a fabric. Mr. Lauer said yes, it will be a solid canvas awning and backlite.

Mr. Caravati asked if the precast concrete band will be painted. Mr. Brown said yes. Mr. Caravati said he has a problem with this because his experience has shown that paint will not stay on precast concrete. It will eventually peel and fall off.

Mr. Wassenaar said the marquee appears to be in violation of the zoning ordinance and the Board should exclude it from consideration at this time.

Mr. Huja asked how far will the marquee project out. Mr. Lauer said six feet.

Mr. Wassenaar said a zoning variance is not possible, because the Board of Zoning Appeals cannot grant this type of variance.

Mr. Lauer said that if either a variance or an amendment cannot be obtained, they would paint the Regal name on the lower band around the marquee.

A board member asked about the window glass color. Mr. Lauer said the three windows above the marquee would be spandrel glass (a solid color). The rest will be a gray tinted color glass.

Mr. Wassenaar asked what is the reason for using the gray color glass. Mr. Lauer said it is a standard Regal color.

Mr. Caravati asked if the inside will be lighted. Mr. Lauer briefly explained the interior lighting.

Ms. VanYahres asked why use the tinted glass. Mr. Lauer said Regal uses it as a standard color.

Mr. Caravati asked why not use clear glass on the lower level.

Ms. VanYahres said the Board tends not to mix glass colors between floors.

Mr. Bullard asked what is the color the spandrel glass. Mr. Lauer responded "Gray".

Ms. VanYahres asked if the base of the columns are going to be real stucco. Mr. Lauer said yes.

Mr. Caravati asked if the Second Street facade is going to be painted. Mr. Lauer said "yes".

Ms. VanYahres said she is concerned about the proposed brick color. The proposed color doesn't reflect the color of bricks used in the downtown area.

Mr. Wassenaar said they need to look at the actual brick color of buildings in the area. The brick used in the downtown area has a deep red color. The applicant needs to match the existing brick instead of going with a terra cotta color.

Mr. Caravati asked about the cornice. Mr. Lauer said it will be wood or premolded wood.

Mr. Bullard asked about the proposed stained wood on the exterior.

Mr. Lauer said they are trying to achieve a Victorian accent.

Mr. Bullard said the Board generally prefers painted wood instead of stained wood.

Mr. Wassenaar asked what is the color of the light fixture. Mr. Lauer said Forest Green.

Mr. Huja expressed concern about the long blank wall along Second Street. He asked if it could be broken up. Mr. Lauer said this is an existing condition. The exit at the south end of this wall will help break up the wall's appearance.

Mr. Wassenaar said he is not that concerned about using tinted glass on the upper floor. Regular glass should be used at the mall level.

Mr. Bullard said in general the project design looks good. He asked if there was any particular reason for using stucco on the column bases instead of precast stone.

Mr. Lauer said yes. Stucco is already on the column bases.

Mr. Wassenaar asked about the floor material. Mr. Lauer said it will be brick pavers to match the mall.

Ms. VanYahres said this is a nice job and will be a wonderful addition to the mall. She further said that this marquee should be treated differently from other signs.

Mr. Bullard said visually the marquee is about right proportionally. He would like to find some way to proceed. The marquee design is aesthetically appropriate and any changes to it would not look good.

Mr. Wood said if the owner is not able to build the sign as proposed, then he can come back to the Board. Mr. Wood also said he is concerned about the paint color.

Mr. Danielson said this may not be enough time to change the zoning ordinance.

Mr. Wassenaar said the Board can approve the sign without the letters. The letters can be added later.

Ms. VanYahres, Mr. Bullard and Ms. Thompson said they prefer clear glass being used in all the windows.

Mr. Wassenaar said if clear is used, they black out the area behind the glass in sections of the building that visibility should be restricted.

Mr. Wood asked if the door on the far right be the same design as the other front doors.

Ms. Thompson stated that she preferred the wood paneled area and other wood be painted instead of stained.

Mr. Bullard said the paint colors need to be looked at and approved outside.

Mr. Caravati said he is still concerned about painting the precast concrete. Mr. Caravati said he also needs to look at the actual light fixture to see if it is appropriate. Also, the areas to be stained should be painted instead.

After further discussion, Mr. Wood made the following motion:

"The Board of Architectural Review approves a Certificate of Appropriateness for the following reasons:

1. Clear glass to be used in all the windows.
2. The painting of the back wall with the color selected being administratively approved. The brick color needs to reflect the color of the existing ban on the Mall. The brick color needs to have more red in it.
3. The light fixture appears to be acceptable, however an actual light fixture needs to be provided for administrative approval.
4. The wood that was to be stained must be painted.
5. The marquee is approved without the letters on top. Any changes to the marquee must come back to the Board for review and approval.

The motion was seconded by Ms. Thompson and was unanimously passed by the Board".

B. ADJOURNMENT

The meeting was adjourned at 4:45 p.m.