

**MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
JANUARY 16, 1996
REGULAR MEETING**

PRESENT

Kurt Wassenaar
Todd Bullard
Pryor Hale
Dawn Thompson
Martha deJarnette
Eldon Wood
Diana Butts

ABSENT

Blake Caravati

STAFF PRESENT

Fred Boger

Jan 16 - 96
498
499
500
458

Mr. Wassenaar called the meeting to order at 3:08 P.M.

A. CERTIFICATE OF APPROPRIATENESS

1. **BAR 95-12-498** **504 E. Market Street**
Fresh Air Intake Duct
Charlottesville Parking Center Applicant

Mr. Boger brief presented the staff report. Mr. Boger stated that staff is concerned about the impact this exterior air duct will have on the building's appearance.

Mr. Robert Stroh, Parking Center Manager explained the reasons for the air intake duct. Mr. Stroh said the center's engineering consultant informed him that the parking ducts are pour in place concrete which makes an internal air duct unfeasible. The integrity of the parking decks would be compromised if a hole was cut through each one.

Mr. Wassenaar said he still does not understand why they cannot core through the concrete slab for an internal air duct.

Mr. Bullard said he does not like the external air duct. There must be some way to get the duct up from inside the building. The applicant and his engineer need to explore other possibilities of going up from inside the building.

Several other Board members also expressed their concern about the external air duct.

Mr. Wassenaar said while the applicant has the right to bring this request to the Board , we suggest he take another look at it after further study is made on an internal solution to the problem.

After considering Mr. Wassenaar's suggestion, Mr. Stoh ask to withdraw his petition. The Board accepted the request, and Mr. Wassenaar said the Board would be willing to meet with Mr. Stoh and his engineer to discuss various options for solving the air quality problem

**2. BAR 95-12-499 410 East Water Street
Exterior changes to entrance court
R. Gerald Dixon, Applicant**

Mr. Boger present the staff report. Mr. Boger said staff reviewed the plans and have no major problems with the proposed changes. However, the landscape details must be submitted at a later date for review and approval.

After a brief discussion, Mr. Wood made the motion to approve a Certificate of Appropriateness for the following:

- a. Removal of existing brick and cobblestone edging.
- b. Addition of compacted fill to the area in front to allow a slight slope toward Water Street for drainage purposes.
- c. Provide new drainage for existing downspouts and surface.
- d. The new proposed areas for landscaping. The landscape plan must be submitted for administrative approval.
- e. Provide new concrete walk.

The motion was seconded by Ms. Hale and it was unanimously passed by all members present.

**3. BAR 95-12-500 608 Preston Avenue
New Metal Roof, Skylights & Paint Color
Doug & Pat Jensen, Applicants**

Mr. Boger presented the staff report. Mr. Boger stated that staff has the following comments on the application:

1. A flat skylight would be more appropriate than a dome style skylight.
2. The color for the metal roof must be approved before it is painted.
3. The NAPA sign is out of proportion with the building's architectural design. We would like to see this sign replaced with a sign that compliments the architectural character of the front facade.

We believe the proposed work will correct many of the exterior problems associated with this building and we support the applicants in this endeavor.

After a brief discussion, Mr. Wood made the motion to approve a Certificate of Appropriateness for the following exterior work:

- a. Replacement of the existing roof on the historic portion of the building with a standing seam metal roof. The space between the panels is to be two feet and the seam one inch high the color must be approved by either the Board or staff.
- b. Install eight new skylights in the metal roof. The skylights are to be the flat style, not the dome type as proposed.
- c. Repair brick and point-up the mortar.
- d. Repaint the building a light gray color. The Board approved the gray color submitted, but suggested that the applicant get a sample of the paint and paint a large area on the back of the building so that we can view it to determine if it is an appropriate color.
- e. Recoat the roof on the metal shed with the same foam material and color.
- f. Removal of the existing shutters on the building.

The motion was seconded by Ms. deJarnette and it was unanimously passed by all members present.

4. BAR 94-10-458

**Downtown Mall East End Extension
Outdoor Stage-Temporary
Bushman, Dreyfus Architects, Applicant**

Mr. Jeff Bushman briefly updated the Board on progress being made on the bandstage project. Mr. Bushman said construction is expected to begin this winter in two phases. Phase I will consist of the stage and paving only and is expected to begin this month. Phase II will consist of the pier sand roof and will begin this fall.

The donors intend to cover the stage this summer with a tent. The tent will be white in color and made by Anchor Industries.

Ms. Betts asked several questions concerning the detail of the stage. Mr. Bushman briefly responded to her questions.

Mr. Bullard said the tent has only a temporary feeling to it. If the BAR did not approve the tent, would there be a better chance of the permanent roof being constructed sooner? Mr. Bushman said they would like to construct both phases now. However the funds may not be available for this. Also a number of events have already been scheduled for the amphitheater which would make construction difficult.

Mr. Wassenssar said this looks like a reasonable alternative for the roof over the stage.

Mr. Wood said he was concerned about leaving the tent up year round.

After further discussion, Ms. Hale made the motion to approve a Certificate of Appropriateness for a temporary white tent for the amphitheater stage with the condition the tent can only be used during the summer months. After that time, the tent must be removed.

The motion was seconded by Ms. Betts and it was unanimously approved by all members present.

B. ITEMS NOT ON THE AGENDA

1. 215-217 East Water Street - Demolition

Mr. Boger informed the Board that the roof on this building recently collapsed as a result of snow accumulation on it. The building official has determined that the building is unsafe and needs to be demolished.

Staff has reviewed this request and have no major objections to removing this structure because its not a significant building in the Downtown Historic District. After a brief discussion, the board approved the demolition of the building at 215-217 East Water Street.

2. Mr. Wassenaar informed the Board that he has received a request for comments for the VA Department of Historic Resources for the listing of "The Farm", 1201 E. Jefferson Street in the Virginia Landmarks Register and the National Register of Historic Places. After a brief discussion, the Board unanimously agreed that this structure should be listed in the Virginia and National Registers of historic Places. The Board requested staff prepare a response to the Department of Historic Resources .

C. OTHER BUSINESS

Mr. Todd Bullard was elected to serve as Vice-Chairman of the Board for the rest of the current term.

D. ADJOURNMENT

The motion was adjourned at 4:00 p.m.

Approved 3/19/96 as corrected