

**Board of Architectural Review  
Minutes  
August 20, 1996**

**Present**

Kurt Wassenaar, Chairman  
Todd Bullard  
Dawn Thompson  
Blake Caravati  
Gregg Blead  
Eldon Wood  
Diana Betts  
Pryor Hale

**Absent**

Martha deJarnette

**Staff**

Fred Boger

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Mr. Wassenaar, Chairman called the meeting to order at 3:05 p.m.

**1. CERTIFICATE OF APPROPRIATENESS**

1. BAR 96-08-520 216 Water Street  
New Store Front Door and Windows  
Oliver Kuttner, Applicant

Mr. Boger stated that Mr. Kuttner proposes the following exterior changes to his building at 216 West Water Street.

- A. Installation of a front door in existing window store for a new store.  
B. Installation of two windows on the second floor in existing window frames covered by precast plates.

Mr. Boger said staff has no major concerns with the proposed work.

Ms. Hale made the motion to approve a Certificate of Appropriateness for the proposed exterior work as submitted. The motion was seconded by Mr. Wood and was passed by the following vote: (Ayes 7: Bullard, Wood, Thompson, Hale, Blead, Caravati, Betts). NOES: None.

2. BAR 96-08-521 408 N. First Street  
New Additions & Renovation  
Bob Anderson, Applicant

Mr. Boger briefly stated that the proposed work on this building consists of the following:

- A. 8' x 14' building addition to back of house.
- B. Pergola addition along south east facade.
- C. Repair, clean, paint existing facades.
- D. Replace Windows

Mr. Boger said the design for the additions and restoration work complies with the Board's standards. The only question we have is the peak of the roof on the rear addition. Can this roof peak align with the roof peak on the front portion of the house.

Mr. Robert Anderson explained the internal design of the house which prevented the two roof peaks from aligning. Mr. Anderson said the roof shape would be the same as the original house.

Mr. Wood commented on the good Mr. Anderson did in detailing the proposed work.

Mr. Caravati asked if the windows will be true divided lights. Mr. Anderson said yes.

Ms. Hale said she has spoken to Mr. Anderson several times and is pleased with the project. Ms. Hale made the motion to approve a Certificate of Appropriateness for the proposed work as submitted.

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

3.     BAR 96-08-522                         203 Ridge Street  
  Front addition and New Doors  
  The DePasquale Gentil Homme Group, Applicant

Mr. Boger said the applicant proposes the following exterior changes to the City Fire Station at 203 Ridge Street:

- A. Addition of 268 square feet to the front of the building.
- B. Replace the existing overhead sectional Bay Doors with new motor operated insulated Bay Doors.

Mr. Boger said the proposed work appears appropriate and compatible to the building existing architectural character.

Mr. Ken Hudson, representing the applicant said the proposed work is Phase I of a master plan to renovate the Fire Station. There will be a similar addition on the rear and a new metal roof put on the building.

Ms. Betts asked if there was a small awning on the front.

Mr. Hudson said its a small metal roof.

Mr. Caravati said he likes the proposed changes for the new entrance and the master plan because it makes this building part of the neighborhood. However, he doesn't like the proposed doors. Mr. Caravati said the door design should be similar to the existing doors, however, the cost for this type of door would probably double.

Ms. Thompson said the proposed work is a big improvement.

Mr. Bullard said he likes the existing building design because it reflects the design of the buildings for that period.

Mr. Wood briefly informed the Board that he was the Architect that designed the building and he had no major problems with the proposed changes.

Ms. Hale said she liked the design. The building will look better and be part of the neighborhood with the proposed facade improvement.

Mr. Wood made the motion to approve a Certificate of Appropriateness for the proposed work as submitted. Mr. Wood also said the motion may be amended to address the doors.

Ms. Hale seconded the motion which passed by the following vote of the Board: AYES: Wood, Hale, Thompson, Betts. NOES: Bullard, Caravati, Blem.

4. BAR 96-08-523 110 2nd Street, NW  
Exterior Changes  
Ms. Katherine Hannegan, Applicant

Mr. Boger said the proposed work consists of the following:

- A. Upgrade screen door - install storm/screen door.
- B. Upgrade existing window and window facade.
- C. Create new hole in north brick wall to install vent fan.
- D. Create window through plywood on parking lot side.
- E. Possibility of flower boxes on parking lot side.

The applicant has mentioned the possibility of installing an awning to cover the door and window on the second street facade.

Mr. Boger said staff has the following comments on the proposed work.

- A. There was a storm door on the entrance to the store. The proposed wood storm door would be an improvement but the Board must decide if it is appropriate. The design standards do not address this item in a commercial area.
- B. There was an awning over the front entrance. The applicant must submit details, colors, and fabric reasonable for review. We believe the awning should be administratively reviewed and approved.

Mr. Bullard said he is concerned about the proposed storm door. What color will it be? The darker the better.

Mr. Caravati said he is concerned about the proposed fan on the north side.

Mr. Wood said the fan does little damage. The fan could be painted to match the brick.

Mr. Bullard said a full light door would have a less residential feel to it.

Ms. Betts said the proposed work is a vast improvement.

Ms. Thompson said she wish there was more information available.

Ms. Hale said she thought the proposed work was a great idea.

Mr. Bullard made a motion to approve a Certificate of Appropriateness for the proposed work with the following conditions:

- A. The Board suggest a full light glass door instead of the door submitted.
- B. The exhaust fan should be painted to matching the building color.
- C. The awning can be administratively approved.

Ms. Betts seconded the motion and the motion passed by the following votes: AYES: Wassenaar, Bullard, Wood, Hale, Betts, Blead, Caravati, deJarnette. NOES; Thompson.

5. BAR 96-08-524

220 West Market

Addition to Vinegar Hill Theatre

Ann Porotti & David Wyatt, Applicant

Mr. Boger said the proposed work includes: revising the storefront system and granite for the relocated theater lobby; red stucco will be used on the restaurant wall; clad windows and wooden window boxes painted a deep dark green; forged brackets to support the window boxes and exterior lamps, also painted a dark green.

Mr. Boger said this will be the first building you will see as you enter the downtown area. Keeping this in mind, we reviewed the proposed design and believe most of it is appropriate for the building. However, the Board must decide if the extensive use of stucco on this building is appropriate or should it be brick or a combination of brick and stucco. The old A & P building to the east has stucco columns and trim on it, but the building itself is brick. There is a large concrete wall across the street. The applicants architect has been made aware that there will be some discussion on the exterior materials proposed for this building.

Mr. Russell Skinner, Architect for the project, explained in detail the proposed design for the project. Mr. Skinner said the addition is for a new Italian Restaurant. The existing building is cinderblock and he felt using brick on the addition would be to heavy for an Italian restaurant. The building is the gateway to downtown and it should catch the attention of people entering the area. Mr. Skinner said there are a number of stucco/concrete structures in the immediate area. The building to the east has stucco con

it. There is a large concrete wall across the street. The Commonwealth Center down the street has concrete panels on it.

Ms. Martha Gleason said it will be nice to have a real stucco building. This project will be wonderful.

Mr. Caravati asked about the windows. Mr. Skinner replied that they will be casement windows that open out. At this point they do not have mullions in them. Black iron brackets will be used to hold up the planters. At this time, the owners are thinking about stuccoing the entire west wall or painting it.

Ms. Hale said this will be an enchanting project for the area. It will be using different combination materials and colors for this area.

Ms. Thompson stated that she supports the project.

Mr. Caravati asked about the HVAC equipment. Mr. Skinner said this equipment will not be visible from the street right-of-way.

Mr. Blean said he supports the color of restaurant but is concerned that the light and life inside the building visible from outside will be lost.

Mr. Skinner said the restaurant booths will be located next to the windows so people can see patrons eating their meals. One will still be able to see activity taking place inside the building.

Mr. Wood said the only problem he had is the window on the west side. This window should be a double window instead of a single window. This window doesn't relate to any other feature on the building.

Mr. Bullard said he has not problem with the proposed design. It is appropriate for an Italian Restaurant and is compatible to the surrounding area.

Mr. Wassenaar asked where would the stove hood vents be located.

Mr. Skinner said they haven't decided yet. It will probably have to be ducted to an area where it will not be visible from the street.

Mr. Caravati made the motion to approve the Certificate of Appropriateness because the Board finds the proposed materials and design for the addition appropriate and compatible to the surrounding area. The approval is conditioned upon the following:

- A. The large west window must be broken up into two windows.
- B. All HVAC equipment and venting ducts must not be visible from the public right-of-way.
- C. The gutter and drain system is approved.
- D. Final color is subject to administrative review.

- E. Ms. Pryor Hale, Mr. Blake Caravati and Ms. Diana Betts will work with the owners and architects to monitor the implementation of this project.

The motion was seconded by Ms. Betts and it was unanimously approved by the Board.

6. BAR 96-08-525 102-104 Preston Avenue  
Exterior Changes & Cafe Relocation  
Eastern Standard Restaurant, Applicant

Mr. Boger said the applicant is proposing the following exterior changes to the buildings at 102 and 104 Preston Avenue:

- A. Remove the existing plate glass storefront and replace with wood and "opening glass" wall system; and  
B. Move the cafe to a space immediately adjacent to the building and provide pedestrian walkway where the current cafe exits.

Mr. Boger noted the changes to the storefront conflict with the Board's standards for protecting individual storefronts in the downtown area. Mr. Boger also explained to the Board staff's concerns about relocating the cafe. Handicapped people, namely visually impaired pedestrians, will find it very difficult to walk through the area because of the unusual turns they will have to make to get by the cafe.

Mr. Doug Smith explained to the Board the detail for the exterior storefront changes and for relocating the cafe since Eastern Standard has both stores now. They like to open the restaurant to the Mall and have the cafe setting next to the restaurant. Also, by relocating the cafe from the present location, both the wait staff and customers will be protected from getting hit by bike riders coming down the street.

A detailed discussion followed Mr. Smith's presentation and the Board concluded the following:

- a) The justification for changing the facade of these two storefronts is that the change will be restoring the storefront back to what it was. If you studied the storefront, one would see that the lower portion was originally one storefront.  
b) The relocation of the cafe is a City Council decision. The Board has already approved the fixtures for the cafe. However, the cafe must comply with all ADA regulations and other building codes. The applicant should consult with IRC to resolve any ADA problems.

Mr. Wassenaar made the motion to approve a variance to the Board's Architectural Design Standards to allow the change as proposed for the following reasons:

- a) The proposed re-construction of the two storefronts will integrate them into one facade.  
b) The lower part of the buildings facades are not well defined and in poor condition. The lower part of the building's facade is along a horizontal plane and the

proposed plan addresses the lower half in a reasonable architectural manner and to approve the proposed changes as submitted with the following conditions:

- a) The door will be yellow wood with a clear coat.
- b) Administrative approval of final colors, light fixtures and awning color.
- c) The cafe must meet all ADA codes and other building codes.

The motion was seconded by Mr. Bullard and the motion passed with the following recorded votes: AYES: Wassenaar, Bullard, Wood, Hale, Thompson, Bleam, Caravati, deJarnette. NOES: None (Ms. Betts left the meeting prior to the vote).

7. BAR 96-08-526 420 West Main Street  
New Security Fence  
Mr. Charles Jones

Mr. Boger briefly presented the staff report.

Mr. Jones said the new fence is for security reasons and to comply with State codes for his towing business.

Mr. Bullard said the building is a service station and to put different materials would make it worst. Using the chain link fence will be consistent with the present use of the property.

Mr. Wood agreed with Mr. Bullard's comments. The fence should not have barbed wire at the top.

Mr. Bullard made the motion to approve the chain link fence without the barb wire at the top. The motion was seconded by Ms. Betts and it was unanimously passed by all members present.

8. BAR 95-04-473 218 West Main street  
Amendments - Regal  
Project 2000

Mr. Boger said the developer is requesting approval for the following items:

- a) The window on the Water Street side, as it is installed instead of clear glass.
- b) The brick pavers on the public area of the Cinema
- c) Use of the same eight inch brick paver for the side area of the Ice Park.
- d) The Main Street and Water Street facade of the Cinema building to be left natural instead of painting them the approved color.
- e) The removal of the medallion on the column at the Second and Main Streets.

Mr. Boger said the windows on the Water Street facade were changed from a clear see through window to a non-functioning window with black glass. The contractor told us the change was made for security reasons. The brick paver in the public area of the theater appears to be appropriate. However, the City has found a company that will

manufacture the twelve inch paver. We feel the area out in front of the Cinema where they have eight inch brick and a half brick should be replaced with the twelve inch paver. Staff feels the twelve inch paver should be used in the area around the Ice Park. Mr. Boger showed a sample of the original paver and the new paver and said this is a close match. We have no problems leaving the brick on the Main Street and Water Street side natural. Also, staff has no major problem with removing the medallions. These medallions were originally proposed by the developers' architect.

We have received some comments about the color of the light fixtures and awning. It is our understanding that these items are supposed to be dark forest green. The Board may want to verify these colors with the developer. Another comment was the doors, but they have been changed to dark green. The light fixtures appear to be the final color.

Mr. Colin Rolph said the only question he has is the City's pavers. It has been in the City's hand, and how long is it going to take to get them? We have been waiting a month now to fill in all these holes.

Mr. Boger left the meeting to contact Bill Letteri to see when the brick can be delivered.

Mr. Rolph said the window was changed for security reasons and the green lights I couldn't tell you about them. I thought that was the way they were approved.

Mr. Wassenaar said there was no indication on the approved drawing about lighting.

Mr. Wassenaar asked if he had any information on the variations on the Ice Park, namely the planter.

Mr. Rolph said I didn't think that part of this application. But we are working on it.

Mr. Wood asked about the design patterns for replacing the mall back by the Ice Park.

Mr. Wassenaar said the plan now is just to replace the brick on the Mall so they match the original which is the best solution.

Mr. Rolph said they would follow the same old pattern.

The Wassenaar asked if the reason for removing the medallions was just for simplification from what was originally approved.

Mr. Rolph said yes.

Mr. Caravati asked if Mr. Rolph could explain number five in Mr. Danielson's letter? Did we design it?

Mr. Wassenaar said no. Mr. Caravati said we did not design it. Somebody's architect designed it.



Mr. Rolph said what he is saying is that he doesn't think this pattern fit in with the rest of the building which was approved by the BAR.

Mr. Boger returned and said he will be four to six weeks before the bricks will be delivered. Mr. Letteri said the City would not accept a smaller brick. They would need to use the twelve inch pavers.

Mr. Wassenaar said this is out of our hands.

Mr. Boger said the City has to wait for the Board to approve the brick before the order is put in.

Mr. Wassenaar said this has come up a couple of times and he will comment on. We don't design anything. We offer suggestions and every applicant brings his own architect to make a proposal to us. We took no authority in any of the designs that came before us.

Mrs. Gleason said she thinks clear glass should be put in the windows.

Mr. Rolph said there's a hallway behind it and there's nothing there.

Mr. Wassenaar closed the public part of the meeting and the Board discussed in detailed the application.

- The original plans had a true see through window on the Water Street opening onto the stairwell.
- Having a blind eye (fake window) is not an attractive aspect of the building's facade.
- Twelve inch pavers ought to be used on the mall. This is a City issue and they should decide.
- The process used to choose the paint color for the 2nd Street side of the building.
- No problem leaving the brick on the front and rear facade natural.
- The applicant's right to appeal the color selection for the side wall if he wasn't happy with the chosen color.
- The Second Street wall is poorly painted and will probably have to repaint it in a couple of years. Paint is coming off the wall.
- Mr. Rolph stated that he has no desire to change the color at this time.
- It is not the Board's practice to choose paint colors.
- The brick needs to be cleaned. If this was done, the building's appearance should improve.
- No major problem removing the medallions.
- Expressed their concern to Mr. Rolph over the tone of Mr. Danielson's letter.
- Mr. Bullard said although he prefer clear glass, but he would not get too excited if it remained, provided the building is cleaned.
- Brick band on the Mall should all be the twelve inch pavers.
- The problem with the rear window was brought to their attention at an early stage. We were told by them that the wall would be cut through the wall for the window.

- Mr. Rolph stated that Regal Theater are the ones who made the change. It was presented to us after the fact and they were told it was on the plans as clear. If they (the Board) insist that it must be clear glass, than the Regal Theater would have to put in clear glass.

Mr. Wassenaar made the motion that: (1) we retain the window as originally approved submitted based on the sentiment's of the Board; (2) that brick pavers inside the public area are accepted as installed; (3) that the standard adopted by the City that the twelve inch pavers match the other mall bricks be adopted as required by the City; the Second Street facade be painted as approved, and the Main Street and Water Street facades be left natural brick; and the medallions be removed as proposed by the applicant.

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

## **II. OTHER BUSINESS**

The Board decided to have a special meeting on August 29, 1996

## **III. ADJOURNMENT**

There being no further business, the meeting adjourned at 5:00 p.m.

**Board of Architectural Review**  
**Minutes**  
**August 27, 1996**

Aug 21 1996  
Advance  
Arch

**Present**

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

**Absent**

Diana Betts

**Staff**

Satyendra Singh Huja

Mr. Wassenaar, Chairman called the meeting to order at 3:00 p.m.

**1. Directional Signs**

Mr. Huja briefly presented the background of this issue. He indicated that merchants beyond Water Street and Market Street want signs on the Mall. The Planning Commission is advertising the possibility of allowing the 5' x 18' signs and wishes to get feedback from the Board of Architectural Review. The following are comments of the Board of Architectural Review members:

- a) It was agreed that if these signs have to be allowed, they all need to have the same type of lettering and background.
- b) 5' x 18' sign will be preferable over the 18' x 24' signs.
- c) It was suggested that it may be desirable to have more business directories on different locations on the Mall.

**2. Advance Store Back Building - 301 East Main Street**

Mr. Silverman indicated that he would like to put wood doors and two storefront windows and transoms with low e-glass. The door will be painted, the color to be presented later. The ceiling will be sheetrock with one down light. The door will meet ADA requirements. It was moved by Mr. Bullard and seconded by Ms. deJarnette to approve the wooden door as discussed with administrative approval of the painting with the understanding that other items on the building will be presented to the Board for later approval. The motion passed unanimously.

Mr. Wood also asked that the vertical detail in the existing window be matched. Mr. Silverman agreed to try to do that.

3. Transition Zone

Mr. Huja briefly presented the concept of Transition Zones between residential and commercial areas and between high density residential and low density residential area. He indicated that there are concerns by the Planning Commission about neighborhood integrity and they wanted to review zoning and land use in the neighborhood.

Mr. Caravati indicated that West Main Street and adjacent neighborhoods are areas of concern.

Mr. Wassenaar indicated that transition zones may become an encroachment in the residential neighborhood and may not be necessary. He and other members suggested that a Planned Unit Development (PUD) may be a better tool.

Ms. Thompson indicated that she would like to encourage small neighborhood grocery stores, but with specific time limits.

4. BAR Procedures

Mr. Wassenaar indicated that City Council and the City Manager have raised questions as to the BAR process. He would like for the BAR to see what they can do to improve the process if any. He then made all members aware of Ms. Betts letter. It was agreed that this issue will be discussed when she is present.

Mr. Bullard wondered whether we could distribute the guidelines and hear the public input. Mr. Huja indicated that these guidelines are now distributed to all applicants and they have been sent to the AIA Local Chapter.

Mr. Wassenaar suggested that they be sent to the Neighborhood associations and maybe at the October meeting, this could be an agenda item. Staff can inform the Neighborhood Associations, Merchants Association, Charlottesville Downtown Foundation, Piedmont Preservation and other interested parties.

Mr. Huja suggested and the BAR members agreed, that maybe a paragraph could be put in City Notes about the BAR and its procedures.

Mr. Wassenaar indicated that on the process for the Regal Cinema, he has received 86 calls supporting the BAR and 6 against.

Mr. Caravati indicated that he has received 18 calls supporting the BAR and 1 against. He also indicated that what is going on is revisionist history. He said that new members need training and that they need to attend the meetings regularly. He also suggested that the idea of a subcommittee, which could work with the large projects, at design and inspection stages.

Mr. Caravati indicated that we need to follow the laws and procedures for everyone in a consistent manner, and not give special treatment to anyone.

Mr. Caravati and other members of the BAR agreed that the AIA members probably should not have been involved in the review of the Regal Cinema at formal meeting, but they should be free to make comments like everyone else.

Mr. Wood indicated that the BAR does not design projects, only makes comments and gives it opinion on the issues. Mr. Huja indicated that when BAR does deny something, they need to give specific reasons.

Mr. Thompson asked what is happening with the mechanical equipment in front of the skating rink. Is it being modified according to the site plan and BAR approval. Mr. Huja indicated that Mr. Boger has sent the applicant a letter to take corrective actions.

Mr. Wood also asked that staff check on 115 East High Street. The rail on top of the porch is falling down.

The Board indicated the minutes will be acted on at the next meeting and would prefer minutes in regular form and not in transcript form.

There being no further business, the meeting adjourned at 4:30 p.m.