

Board of Architectural Review
Minutes
November 19, 1996

Present

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

Absent

Diana Betts

Also Present:

Satyendra Singh Huja, Director of Planning
and Community Development

Mr. Wassenaar, Chairman opened the meeting explaining the format of the meeting which included: comments by staff, applicants, public and BAR deliberations and decisions.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **BAR 96-11-535** **Corner of 3rd & Main Street**
 Exterior Facade Changes
 Gabe Silverman, Applicant

Mr. Gabe Silverman indicated that the side door may have to be solid because of the handicapped accessibility. He indicated that the interior wall is paneled and the trim and doors will be wood. The lights will be installed all the way to the length of the building. After some discussion, it was moved by Mr. Bullard and seconded by Mr. Caravati to approve the project as presented subject to final color approval by the staff.

2. **BAR 96-11-536** **West Main Street - Union Station**
 Renovation of Baggage Building
 Town Square Associates, Applicant

Mr. Doug Gilpin indicated that this is Phase 1 renovation of the baggage building built in 1885 and 1905 for use of 2,600 square feet by Amtrak. They are proposing an fiberglass asphalt shingled roof and two additional wings. They plan to rehab the exterior of the original building and to reconstruct the old features (e.g. covered overhang at entrance).

They will paint the brick red, light fixtures will be similar to the West Main Street fixtures with copper hoods over the doors and the basement will be filled. The bathroom windows will be blocked glass.

Ms. Ashlin Smith indicated that she and Piedmont Preservation are delighted that this project is moving forward.

Ms. Thompson indicated that the proposal is a vast improvement. Mr. Wood indicated that glass blocks don't blend in with the building. He also inquired about the status of the main building. Mr. Caravati inquired about Section 106 review at the State Level, removing of the parapet, the need for gutters and a site plan.

Mr. Bullard was concerned about the asphalt shingles on the roof and wanted to explore a slate roof.

Ms. Hale was concerned about the quality of roof material, but was informed by Mr. Gilpin that it will have a lifetime warranty.

Mr. Blem was concerned about the site plan and landscaping

Mr. Wassenaar inquired about the time frame for the project and was informed that details will be provided within the next 30 to 60 days.

It was moved by Ms. Hale and seconded by Mr. Caravati to approve the concept as presented, subject to presentation of detailed drawings at a later meeting and with the following conditions:

1. Provisions of lighting details.
2. Provision of color details and trims.
3. Provision of signage details.
4. Site plan and landscaping for the building.
5. Material details and samples.
6. Cost estimates for slate roof.

The motion was approved with Mr. Wassenaar abstaining.

**3. BAR 96-11-537 201 East Market Street
Jefferson Madison Regional Library Landscape Plan
Donna Selle, Applicant**

Ms. Alice Pool presented the landscape plans in cooperation with Bill Lyons of Jefferson Madison Regional Library. She indicated that the plan considered all four seasons. The plan calls for an evergreen base of buffered holly. The proposed plan material also include Spiral Washington Hawthorne and relocation of the children's garden at the corner of 2nd and Market Streets. Ms. Pool also indicated that one old red oak tree may have to be replaced eventually.

Mr. Caravati inquired as to why there was no plantings on the west side. He was informed that it was for security reasons.

Ms. Hale inquired as to when will the plan mature. She was informed that it will take 10 to 20 years.

Mr. Blem indicated that he had a number of questions about the plant pallet. He thought that there could be more use of indigenous plant material or more traditional plant materials (e.g. boxwoods). He felt that the plan was too fussy and he questioned the plants under the Oak Tree.

He also questioned the location of the Children's Garden. He also suggested whether the educational aspects of landscaping could be considered.

It was moved by Ms. Hale and seconded by Mr. Caravati to approve the concept plan with the following conditions:

1. The Children's Garden placement is inappropriate and should be restudied.
2. That you use some underuse native plants.
3. That you revisit the density of planting.
4. That you revisit Market Street frontage landscaping.
5. That they approve the plan administratively with the subcommittee consisting of: City Staff, Greg Bleam and Pryor Hale.

4. **BAR 96-11-538** **200 West Water Street**
Color Change - Mono Loco Restaurant
Sosie Hublitz, Applicant

Ms. Sosie Hublitz, the applicant, presented the plans for color and sign change to the building, indicating that she wanted a shade of green for the building with distress appearance. She wanted the window moldings to be blue and copper or black medal cut-out letters for the sign.

Mr. Bullard said the color green was quite strong.

It was moved by Mr. Wassenaar and seconded by Mr. Caravati that this be administratively approved by the subcommittee consisting of: Kurt Wassenaar, Blake Caravati, Pryor Hale and Eldon Wood, with special consideration to the color sample, signage and lighting. The motion passed unanimously.

The subcommittee agreed to meet with the applicant on November 25, 1996 at 8:30 a.m. at the site.

5. **BAR 96-11-539** **Coffee Exchange**
Exterior Modification
Jennifer Kuhaheim, Applicant

Mr. Huja presented their proposal. They wanted to reduce the glass in the front and with a design similar to the existing molding and baseboard. The Board felt that they had no objections to this idea, but needed more specifics as to how this will be done and wanted this item to come back to the board. The Board will be receptive to special meeting if necessary.

6. **BAR 96-11-540** **413 East Market Street**
Office Addition
William Ditmar, Owner

Mr. Bullard indicated that he will abstain from any discussion because of conflict of interest.

The Architect for VMDO indicated that the owner wishes to place a new building at the existing parking lot at the corner. It will be a brick building with cast stone and with metal windows. It

will follow the existing 20-foot bay. The sign will be metal with low lighting. The roof drainage will be internal. There will be no reflective glass.

Mr. Blean asked for details of the glazed glass.

Mr. Wood asked for facade sections. He also questioned the design of the stripped seal below the windows. He also wondered if the water running will streak the facade of the building.

It was moved by Mr. Wood and seconded by Ms. Hale to approve the concept as presented, subject to presentation of detailed drawings at a later time, with the following conditions:

1. Details of material, color, lighting, signage and glazing materials.
2. Provisions of the section of the material details.
3. That the sill line be restudied to give more continuity.
4. Approve the project administratively with the subcommittee including Eldon Wood, Kurt Wassenaar and Greg Blean.

The motion passed unanimously with Mr. Bullard abstaining.

7. **BAR 96-11-541** **109-11 Water Street**
Demolition of existing building and replacement
with new building
Chuck Lewis, Owner

Mr. Caravati indicated that he will be abstaining from this project.

Mr. Jerry Dixon, Architect for the project, indicated that they are requesting for demolition of the existing building because of its poor condition, inappropriate location and context and economic feasibility. He presented the photographic album depicting the condition of the structure which included deteriorating structures, cracked foundation, and dilapidated interior and roof. He indicated that his client will not have any trouble if somebody wanted to move the building. He also indicated that a replacement building will be brick with metal roof. It will contain commercial and office space on the ground floor and four, two-story apartments on the upper level.

Ms. Ashlin Smith spoke against demolition of the house built in 1884. She indicated that this is a gem of Victorian Vernacular. She stated that Mr. Pace of Citizens Bank was the original owner. She indicated that it related to 1st and South Street.

Ms. Hale inquired if there should be a written structural report by engineers and report by Historical Preservationis prior to demolition.

Ms. Gleason indicated that she is in agreement with Ashlin Smith's statement to save the house.

Ms. Allegra McCullough indicated that the building was in serious state of disrepair.

Mr. Bullard indicated that the building was extremely deteriorated, misplaced in its context and would be too costly to restore.

Mr. Huja indicated that the building is deteriorated beyond restoration and would support its demolition as it does not seem likely that it can be saved. He also suggested that maybe some of the elements can be salvaged and may be a specified time could be given to the public to see if somebody wishes to move the building.

Mr. Blean indicated his concern about the condition of the building.

Mr. Wood felt that the building was in deplorable condition.

Ms. Thompson indicated that she is very reluctant to agree to demolition of the building, but the proposed new structure was good.

Mr. Wassenaar felt that it is not feasible to salvage the building. He felt the building before demolition should be fully documented and results provided to the City and the Historical Society and that the elements of the building should be recycled if possible.

Mr. Chuck Lewis indicated that it is not feasible to save the building and the house does not work on the location. He will not have trouble salvaging the elements.

Ms. Hale felt that we should have time to further study to see if the building can be saved.

Mr. Bullard suggested that may be there should be a legal notice sent out to the public to see if somebody wants to move the building.

It was moved by Mr. Bullard and seconded by Ms. Thompson that we approve the demolition of the structure with the following conditions:

1. Advertisement by the developer of solicitation seeking interest in relocation of the house on a different location.
2. The house may be demolished 45 days after the above advertisement.
3. The developer should fully record the existing structure photographically and provide the information to the Historical Society and the City.
4. Salvage any materials if possible.

The motion passed with Mr. Caravati abstaining and Ms. Hale had left at this time.

It was moved by Mr. Wassenaar and seconded by Mr. Bullard that the Board of Architectural Review approve the proposed concept of a new building subject to the following conditions:

1. Detailed plans, elevations and floor plans.
2. Details of materials, signage and color to be presented to the Board of Architectural Review.

The motion passed unanimously with Mr. Caravati abstaining and Ms. Hale had left the meeting.

**Ch'ville Ice Park
Pedestrian Light Waiver Request
McKee Carsons, Engineers**

Mr. Mark Keller indicated that the developer of the Park, will like to keep five new lights which were placed instead of what was approved by the Board of Architectural Review. His reasoning for this was, that there is no historical precedent. The lights they have placed are more architectural compatible to the building and the high cost and maintenance of the previously approved structure by the Board of Architectural Review.

Mr. Colin Rolph indicated that the City lights are customized built. Mr. Huja informed them that the original lights were customized built, but now similar lights are available through the catalog and were used in the new amphitheater on 3rd Street.

Mr. Wassenaar indicated that the installed lights are a violation of the Board of Architectural Review approval and not in keeping with the character of the Downtown Mall precinct.

Mr. Bullard indicated that he did not notice the new lights until he got his package.

Four of the people present were against change of lights by the developer and two had mixed feelings. It was moved by Mr. Wood and seconded by Mr. Bullard that we table the matter and consider it at the December meeting with the rest of the changes to the building. The motion passed unanimously.

There being no further business, the meeting adjourned at 6:00 p.m.