MINUTES BOARD OF ARCHITECTURAL REVIEW April 28, 1982 -- 3:00 p.m. Community Development Conference Room

PRESENT

John Farmer, Chairman Ted Oakey, Vice-Chairman Jim Herndon Stan Tatum **ABSENT**

Elizabeth Booker Lucie Vogel

ALSO PRESENT

Satyendra Singh Huja, Director of Planning and Community Development Ron Higgins, Planner

Mr. Farmer called the meeting to order at 3:35 p.m. and called for consideration of the minutes.

A. Minutes

1. March 24, 1982 - Regular Meeting

These minutes were approved unanimously with Mr. Tatum and Mr. Oakey abstaining.

2. April 15, 1982 - Site Meetings

These minutes were approved unanimously.

D. Other Items

1. Review of Proposed Gazebo for Downtown Mall - Advisory

Mr. Huja introduced Ms. Roxanne Sherbeck of Wyant & Associates, Architects, as the designer of the proposed Gazebo which will be used as a serving area for a proposed cafe on the Downtown Mall in front of the Hardware Store Restaurant and slightly to the west of it.

Ms. Sherbeck gave a description of the proposal and explained the concept behind the use of elements from existing summer houses in Virginia in developing the details for this proposed Gazebo.

There was a brief discussion on this with the Board expressing unanimous approval of the proposed Gazebo within the conditions imposed by City Council for its use as part of the cafe.

- B. Applications for Certificate of Appropriateness
 - 1. BAR 82-145
- -- Albemarle County Court House Office Building
- --Court Square
- --Enclosed link between buildings and fire exit bridge on east side of office building.
- -- Floyd E. Johnson, Architect

Mr. Floyd Johnson gave a presentation of the drawings which had been submitted along with the application. He explained that the Western elevation involves window design and roof design which would more closely resemble the old Albemarle County Court House detailing. However, the enclosed connection will use the arch ways as they appear on the newer Albemarle County Office building to the immediate west. He added that the office of the State Historic Landmarks Commission had already reviewed these drawings and expressed their approval. He also added that materials would match exisiting materials (e.g. brick, slate, etc.).

After a brief discussion Mr. Oakey moved for approval of the application as presented. Mr. Tatum seconded the motion, the motion passed unanimously.

2. BAR 82-146

-- Inge's Grocery

--331-333 W. Main Street

--Additions and alterations to existing structure

--William D. Prillaman, Architect

Mr. William Prillaman, Architect for the project and Mr. Blake Caravati, Developer of the project, gave a brief presentation of their proposal with the following points made:

- -- The addition would be for the purpose of expanding potential seating area and kitchen area for a proposed restaurant.
- -- The addition would be one story in height with basements.
- -The intent is to match brick as much as possible with all existing brick to be repaired and repointed.
- -- The roof material for the new and replaced roofing will be standing-seam metal painted green as specified.
- --Old metal awning on the front will be removed and replaced with a canvas awning in green to match the roof.
- --Exhaust equipment for the kitchen will be located on the eastern pitch of the roof addition in order to shield its view from streets.
- --They would like to save the small outbuilding in the eastern lot for possible use as part of an outdoor patio eating area but are not confident that it can be saved without complete demolition and reconstruction. This may be cost prohibitive.
- --They intend to seek the benefits of the Tax Reform Act of 1976 as amended and will therefore abide by the Secretary of the Interior Standards for Rehabilitation. This includes proper repointing, repair, detailing, etc.

There was a discussion about the proposed development beyond the building walls which included the treatment around the parking lot area, the outdoor court yard, and the Status of the outbuilding. It was agreed that although they planned to develop this area also, the action today should be limited to the building itself, as outlined in the application.

Mr. Tatum moved for approval of the application as presented for the work to be done to the building itself and the proposed addition. Separate applications will be considered at a later date for other items or issues beyond the proposed building face. Mr. Oakey seconded the motion, the motion passed unanimously.

Old Applications - Folow-up

1. BAR 82-143

Eagle Tavern Site (Farish House) 100 Court Square Viewing of proposed sealer at site Leonard Milgram - Owner After some discussion concerning the appearance of the test patch which everyone had viewed, Mr. Tatum moved for approval of the application of the 5% silicone sealer as manufactured by the Parks Corporation out of Somerset, Massachusetts, as specified by the building owners representative at the April 15, 1982 site meeting. He added that this should be permitted if the owner so desires since it does not appear to have any affect on the building appearance, and it is not clear that it will do any harm or good.

Mr. Herndon seconded the motion, the motion passed unanimously with the feeling being of those present, that they had no objections to the application of the specified sealer for reasons discussed above.

2. BAR 82-144

- --Watson-Bosserman House
- --422 N. First Street
- --Storage Building and rear deck addition
- -- Charles Kabbash Owner/Applicant

There was some discussion of this project as presented at the April 15, 1982 site meeting and as revised in the latest elevation of the North side of this building. Mr. Higgins explained that he had discussed the descrepancy in the drawings with Mr. Kabbash and had been assured that the original proposal as described, is still intended. He explained that this includes the replacement of an existing window with a new door that will include glass, the retention of the existing bathroom window on the north face, the elevation of the second deck level at 6 ft. and not 9 ft. and the use of the salvaged window on the rear wall at the upper deck level. The applicant wishes to build the upper deck now.

After a discussion on the appearance of the upper deck alone, Mr. Tatum moved for approval of the upper deck only, subject to the receipt of acturate drawings illustrating the deck's true relationship to the building wall including the proper location of windows and doors as well as the completed railing design for the deck as it will be built.

Mr.Oakey seconded the motion, the motion passed unanimously.

D. Other Items

2. Discussion of "Landscaping" Review in the ADC

In the interst of time and since the entire board was not present, it was agreed to discuss this at the next regular meeting.

E. Other Matters Bought by the Public not on the Agenda

There were none.

F: Chairman's Report

There was none.

G. Board Members' Reports

There were none.

H. Department of Community Development Report

Mr. Higgins presented an application from Theo van Groll for the Pendleton House

at 526 North 1st Street for repainting all metal roof surfaces a $d\mathbf{r}$ brown as specified in the attachments.

After some discussion, Mr. Farmer moved for approval as presented. Mr. Oakey seconded the motion, the motion passed unanimously.

There being no further business, the meeting adjourned at 5:10 p.m.

Respectfully Submitted

Ron Higgins, Acting Secretary

Approved

John B. Farmer, Jr. Chairman