

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
FEBRUARY 22, 1983 - 4:00 p.m.
COMMUNITY DEVELOPMENT BOARD ROOM
(Including Special Meeting March 8, 1983 - 1:30 p.m.)

PRESENT

Ted Oakey, Chairman
Stan Tatum, Vice Chairman
W. Douglas Gilpin, Secretary
Michael Bednar
Elizabeth Booker
Jim Herndon
Robert Moje

ALSO PRESENT

Satyendra S. Huja, Director of Planning
Ron Higgins, Planner

Mr. Oakey called the meeting to order at 4:00 and began with consideration of the minutes.

A. Minutes

1. Minutes - January 26, 1983 - Regular Meeting

Mr. Moje motioned to accept the minutes as presented, Mr. Gilpin seconded the motion and the minutes were accepted unanimously.

B. Application for Certificate of Appropriateness

1. BAR 83-157

Irvin-Morris House
501 Park Street
Demolition of Garage Construction
Firestair Rear Porch enclosure
Brown, Eichman, Dalgliesh & Gilpin -
Architects
W. Douglas Gilpin - Presenting

Mr. Gilpin explained to the Board that his clients Mr. & Mrs. Sameer Tahboub, have purchased the house and wished to operate a licensed home for adults in the structure. The State Fire Marshall and local inspectors have placed certain exterior requirements for modification of the structure. These include:

1. Construction of a new fire stair to the rear of the structure
2. Handicapped ramp for access to first floor.

In addition, the owners proposed a new parking area to the rear of the structure, requiring the removal of an existing garage structure. At this time, the site plan was to be prepared by Aubrey Huffman, and was not available for review.

Mr. Gilpin explained the stair tower (measuring roughly 8'-0" by 12'-0") would be located directly behind the existing rear porch, finished with "Dryvit" stucco, matching the color of the existing brick. The remainder of the existing rear porch assembly would be glazed to permit a sunroom to be created off each floor.

Mr. Tatum was concerned as to the sheer height and visually "planar"

surface of the monochromatic structure, Mr. Moje suggested varying the color of the base and upper floors, Mr. Bednar suggested the inclusion of brick in order to not introduce an additional material. Mr. Tatum also recommended a judicious use of landscape materials to subdue the height of the addition.

After discussion, Mr. Tatum made motion for determent of the Application until restudy and landscape materials could be identified. Mr. Gilpin suggested the idea of an "on-site" special meeting to present the modifications. Mrs. Booker seconded and vote was unanimous.

The special meeting was held on Tuesday, March 8, 1983 at 1:30 at 501 Park Street. Mr. Gilpin and Mr. Thomas Ward (of Browne, Eichman, Dalgliesh & Gilpin) met with members of the Board (Messrs. Tatum, Bednar, Moje, Mrs. Booker) and Mr. Higgins. Also present were the owners, Mr. & Mrs. Sameer Tahboub. The meeting was held in one of the rear bedrooms, where an overhead view of the parking area was available. Mr. Thomas Ward explained the modification of the rear parking area and the species of shrubs to be used in the screen planting. Removal and relocation of certain key landscape features were included. Mr. Gilpin then presented the revised porch/stair configuration. It developed in appearance as an extension of the existing porch structure to accomodate the fire stair (roughly 8'-6" x 18'-0") and subsequent enclosure walls behind key architectural elements (columns, railings, pilasters). The walls of the upper floors would be sheathed in 1 x 6 boards, while the lower level would have the "Dryvit" stucco. Colors to be used would include matching the upper story's gray paint to the details and enclosure walls, the lower level's stucco would match the brickwork. Mr. Moje made a motion for acceptance of the addition and landscape plan, Mrs. Booker seconded and the vote was unanimous in favor of acceptance.

C. Other Items During the February 22nd Meeting

1. Certificate of Merit Consideration for Starr Hill Neighborhood

After many months of discussion, the Architectural Review Board has recommended to the Landmark Commission the Award of Merit for the Starr Hill Neighborhood to be given to:

The Starr Hill Revitalization Group
The Virginia Land Company for its adaptive reuse of the Albemarle
Hotel
The Department of Community Development

Mr. Bednar made motion for its acceptance, Mr. Tatum seconded, and vote was unanimous in favor.

2. Regarding the Handicapped Ramp "Astroturf" for the Senior Center, no letters have been sent to Mr. Thompson.

3. Comment was made about the non-painted refrigerant lines attached to the face of 421 Park Street. (see minutes for Sept. 22, 1982 meeting).

Without any further items on the agenda, the meeting concluded at 5:24 p.m.

Respectfully Submitted,

W. Douglas Gilpin, AIA

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW DOCKET
February January 26, 1983 -- 4:00 p.m.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

✓ A. Minutes

- ✓ 1. November 24, 1982 -- Regular Meeting
- ✓ 2. December 17, 1982 -- Special Meeting

✓ B. Applications for Certificates of Appropriateness

- ✓ 1. BAR 81-123
--Levy Opera House-Parsonage
#2 Town Hall Square-New Signs
7th, East Jefferson & E. High
No. 2 Associates & The W. Alton Jones Foundation
- ✓ 2. BAR 80-110
--Wood Property
433 Park Street
Enclosure of Ground Floor Porch
Eaton Brooks-Owner/Applicant

✓ C. Old Applications

- ✓ 1. BAR 82-145
--Albemarle County Court House & Office Building
Court Square at East High Street frontage
Mechanical equipment enclosure
Floyd E. Johnson-Architect

D. Other Items

- Deferred*
1. Certificate of Merit consideration for Starr Hill Neighborhood

E. Others Matters Brought By the Public Not on the Agenda

F. Chairman's Report

G. Board Members' Reports

H. Department of Community Development Report

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW DOCKET
January 26, 1983 -- 4:00 p.m.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

A. Minutes

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2. December 17, 1982 -- Special Meeting

B. Applications for Certificates of Appropriateness

1. BAR 81-123 --Levy Opera House-Parsonage
 #2 Town Hall Square-New Signs
 7th, East Jefferson & E. High
 No. 2 Associates & The W. Alton Jones Foundation
2. BAR 80-110 --Wood Property
 433 Park Street
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C. Old Applications

1. BAR 82-145 --Albemarle County Court House & Office Building
 Court Square at East High Street frontage
 Mechanical equipment enclosure
 Floyd E. Johnson-Architect

D. Other Items

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MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
NOVEMBER 24, 1982 -- 3:00 p.m.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Ted Oakey, Chairman
Stan Tatum, Vice Chairman
Elizabeth Booker
Robert Moje

ABSENT

W. Douglas Gilpin, Jr.
Jim Herndon
Lucie Vogel

ALSO PRESENT

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

Mr. Oakey called the meeting to order at 3:00 p.m. and called for consideration of the minutes.

A. Minutes

1. September 22, 1982 -- Regular Meeting

These minutes were approved as presented.

B. Applications for Certificates of Appropriateness

1. BAR 82-155

--Ficklin-Crawford Cottage
1200 Carlton Avenue
Demolition Request
Mr. John Marr, Representative

Mr. John Marr gave a brief description of the cottage and explained the situation which had brought him before the board. He pointed out that cottage burned in October 1981 and that they received full compensation from the insurance company. The City Assessor had also reduced their assessment to reflect only salvage value. An estimate for renovating the cottage at the time of the fire was \$46,000. They had since offered the cottage to anyone who would want to remove it and renovate it. He explained that there had been some interest expressed but noone had taken them up on the offer. Since the fire the City has amended their zoning ordinance to include structures in existence prior to 1880 within the purview of the BAR. He was told by the City that they could not exclude this structure even though it was considered a total loss, since it does exist. Had he realized this, he would probably would have demolished the shell prior to adoption of that ordinance. However, he currently has an architect who is interested in salvaging at least the front porch and would like to remove it immediately thus allowing demolition of the remainder.

There was a brief discussion regarding the feasibility of removing the structure and other options including additional salvage items. After this Mr. Tatum moved that the demolition be approved subject to Mr. Gilpin

photographing the structure as he had requested and subject to conditions that the BAR be contacted if other salvagable items cannot be used. Mrs. Booker seconded the motion. The motion passed unanimously.

2. BAR 82-156

--Old Virginia Lunch Building
213 West Main St.
Exterior Changes
Mr. James Shisler, Representative

Mrs. Patricia Cooke representing the 213 West Main Street Partnership presented the description of the work and the methods to be used which had been prepared by Mr. Shishler.

After some discussion on the work being performed, the future need for a gate, the selection of colors and existing documentation of this building it was moved by Mr. Moje that the application be approved as presented except for the security gate and subject to the BAR being contacted if evidence is found during the cleaning process which would indicate an alternate color choice. Mr. Tatum seconded the motion. The motion passed unanimously.

C. Old Applications

1. BAR 82-141

--McIntire Library/Senior Center
2nd & E. Jefferson Sts.
Ramp Covering

There was a discussion on the letter from Dr. Lawrence Thomson regarding the BAR's request for replacement of the ramp carpet as agreed. Mr. Tatum summarized his views as expressed in his letter to Mr. Huja on the subject. Mr. Moje pointed that he agrees that it not a trivial item and the applicant had agreed to do this in prior actions. Mr. Moje also pointed out that it is City owned property and the Senior Center should exercise care in the way they alter it. Mr. Oakey pointed out that the "endorsement" of this particular ramp covering might set a precedent which would create problems for the board in future applications.

After further discussion it was agreed that a letter should be sent to the Senior Center pointing out among other things, that:

- the carpet should be replaced as agreed to earlier;
- the issue when taken as part of the total treatment to the McIntire Library is not trivial or insignificant;
- the carpet is not in keeping with the character of the Historic District;
- approval of this particular carpet could set a bad precedent;
- sufficient time has elapsed to imply with the original approval;
- the carpet was placed without prior approval of the board in the first place, and;
- the BAR has attempted to be most accommodating in this request.

D. Other Items

There were none.

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

There were none.

F. Chairman's Report

Mr. Oakey pointed out that full attendance has been a problem with this board and that a quorum of four members present and voting is required for all actions. Even a quorum has been difficult to obtain on occasions. After some discussion it was pointed out that the board members should be informed of this and a new meeting time would be discussed. It was tentatively agreed to schedule meetings for 4:00 p.m. on the fourth Wednesday instead of 3:00 p.m.

G. Board Members' Report

There were none.

H. Department of Community Development Report

Mr. Huja reported on the following items:

- The Downtown District has been named to the National Register which makes properties within it eligible for certification and tax benefits.
- The Multiple Resource Application is pending before the National Register subject to more information being provided on certain properties.
- The Venable Neighborhood Association has expressed interest in pursuing an Historic District Designation for the Rugby Road area.
- The staff will be working further on the issue of Downtown Design Review and is currently discussing alternatives and gathering necessary data for them. A target date for public discussion on an ordinance and/or procedure is Spring of 1983.
- He pointed out again that the Board will need to take formal action on the Historic Landmarks Commission's request regarding a certificate of merit for the Starr Hill Neighborhood Revitalization. There was discussion on this and on other items above.

There being no further business the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Ron Higgins, Acting Secretary

Approved

R. Stedman Oakey, Jr. Chairman

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
SPECIAL MEETING
FRIDAY, DECEMBER 17, 1982 - 4:00 p.m.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT:

Ted Oakey, Chairman
Stan Tatum, Vice Chairman
Douglas Gilpin, Secretary
Jim Herndon
Robert Mjoe
Lucie Vogel

ABSENT:

Elizabeth Booker

ALSO PRESENT:

Satyendra Singh Huja
Ron Higgins

A. Application for Certificate of Appropriateness

County Courthouse Complex
Equipment Yard Screening
Johnson, Craven & Gibson, Archts.
Floyd Johnson, Representing

Mr. Johnson, aided with detailed elevations and site plans, explained the requirement of a new piece of mechanical equipment as it related to the heating and cooling of the Courthouse Complex, and the method of screening it from the street. Due to the large capacity requirements of the two structures, the packaged equipment would stand approximately 8'0" tall and would have to be centrally located between the two buildings.

Mr. Johnson's concept for screening is to place the condensing unit into a "pit" (the depth being determined by the outfall location of a proposed storm drain line in the well) and to screen the remaining visible portion of the equipment with a 5'0" high brick wall. The wall, using brick and mortar to blend with the exterior walls of the adjacent structures, would be capped with a moulded brick course, similar to that found around old "graveyards." The brick was used to help control acoustics and to prevent debris from falling into the pit. The size of the equipment yard was determined by the clearances required for servicing and operation of the condenser. This would require the removal of two locust trees.

Following discussion regarding the choice of materials and location, vote was taken. The outcome was unanimous in favor of Mr. Johnson's proposal with the condition, introduced by Mr. Tatum, that final approval would be subject to review of proposed landscaping that would help to screen the brick wall itself.

Without any further business, the meeting adjourned at 4:35 p.m.

Respectfully submitted,

W. Douglas Gilpin, Jr., AIA

Approved:

R. Stedman Oakey, Jr. Chairman