

**ARCHITECTURAL REVIEW BOARD  
WILLIAMSBURG, VIRGINIA  
AGENDA  
Tuesday, January 25, 2011**

The meeting will be called to order by the Chairman on Tuesday, January 25, 2011 at 6:30 P.M. in the **Community Building, 401 North Boundary Street**. When invited by the Chairman, speakers should state their name and address before making brief comments.

**ARCHITECTURAL PRESERVATION DISTRICT**

ARB#11-006 Carson/308 Griffin Avenue – Exterior Change (Retaining Wall & Sculpture)

ARB#11-007 Colonial Penniman LLC/305 Capitol Landing Road – Exterior Change (Window)

**CORRIDOR PROTECTION DISTRICT**

\*ARB#11-004 G-Square, Inc./2229 Richmond Road – Addition (Bathroom)

**SIGNS**

ARB

SIGN#11-003 Haagen-Dazs/1656 Richmond Road – Monument Sign

ARB

SIGN#11-004 Williamsburg General Store/1656 Richmond Road – Monument Sign

**CONCEPTUAL REVIEW**

ARB#11-005 Manos & Saras/203 Armistead Avenue & 521 Prince George Street – New Building & Demolitions

**OTHER**

Minutes of the January 11, 2011 meeting

**\* = Consent Agenda**

**APPLICANTS WHO ARE NOT ON THE CONSENT AGENDA MUST BE REPRESENTED AT THE MEETING. APPLICANTS ON THE CONSENT AGENDA ARE ENCOURAGED TO BE PRESENT AT THE MEETING BUT ATTENDANCE IS NOT MANDATORY. IF A CASE IS REMOVED FROM THE CONSENT AGENDA AND A REPRESENTATIVE IS NOT PRESENT THE CASE WILL BE TABLED UNTIL THE NEXT MEETING. APPLICANTS ON THE CONSENT AGENDA WHO DO NOT ATTEND THE MEETING DO SO AT THEIR OWN RISK.**

**NOTE: Change in location for this meeting.**

**WILLIAMSBURG ARCHITECTURAL REVIEW BOARD**  
**STAFF RECOMMENDATIONS AND COMMENT**  
January 25, 2011

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**ARCHITECTURAL PRESERVATION DISTRICT**

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**ARB#11-006 Carson/308 Griffin Avenue**

This is an application for two “hard landscape” features for a landscape project the owners are undertaking on their property. The applicants propose a low retaining wall and planter at the northeast corner of the lot and a piece of sculptural art nestled into the hillside in the far back corner of the property. The retaining wall (ranging in height from 8 inches to two feet) and sculpture will be constructed of Cor-ten steel which is a steel alloy that forms a stable rust-like appearance when exposed to weather.

This property is located in an **AP-1 Zone** of the **Architectural Preservation District** and the following section of the ***Design Review Guidelines***, Chapter V; pages 20 and 21 pertain to this application. This dwelling is not on the City’s listing of buildings 50 years old or older. The property is located across the street from Pollard Park which is on the National Register of Historic Places.

The Board will need to determine if the proposed materials and design are acceptable.

**ARB#10-007 Colonial Penniman, LLC/305 Capitol Landing Road**

This is an application to modify the approval to change a window on the second floor elevation to a window that allows the room to be used as a bedroom. The applicant proposes to replace one window on the right side elevation with a window well as shown on the enclosed drawing.

This property is located in **AP-2 Zone** of the **Architectural Preservation District** and the following section of the ***Design Review Guidelines***, Chapter V; pages 1 and 15 pertain to this application.

Staff has reviewed the request and recommends the windows on the second floor being the same design on the right side.

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**CORRIDOR PROTECTION DISTRICT**

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**\*ARB#11-004 G-Square, Inc./Sno-to-Go/2229 Richmond Road**

This is a request to construct handicapped assessable bathrooms on the rear of the building as shown on the enclosed drawings. The applicant proposes to match all materials and colors on the existing building. The bathroom addition is needed because public bathrooms are not available at the site and during times when Sno-to-Go is open for business customers are complaining about the lack of bathrooms. The Board of Zoning Appeals approved a variance in August of 2010 (BZA#10-004) to allow the addition to encroach into the rear yard setback.

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This property is located in the **Corridor Protection District** and the following section of the ***Design Review Guidelines*** Chapter VI; pages 1 thru 9 pertain to this request.

Staff has reviewed the request and recommends approval. **Consent Agenda.**

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**SIGNS**

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**ARB**

**SIGN#11-003 Haagen-Dazs/1656 Richmond Road**

This is a request to replace the existing 32 square foot freestanding sign with a new 32 square foot monument sign with external illumination and a brick base to match the building. The applicant proposes an aluminum cabinet with William Byrd House Ivory for the background and a Palace Arms Red, Benjamin Powell Green and Black logo as shown on the enclosed drawing. The reader board portion of the sign exceeds the amount allowed which is 25% of the sign face.

This sign is located in the **Corridor Sign District** and the following section of the ***Design Review Guidelines*** Chapter VII – Signs pertain to this request.

Staff has reviewed the request and recommends approval conditioned upon the reader board portion of the sign being reduced to no more than 25% of the sign as required by the Zoning Ordinance.

**ARB**

**SIGN#11-004 Williamsburg General Store/1656 Richmond Road**

This is a request to replace the existing 32 square foot freestanding sign with a new 32 square foot monument sign with external illumination and a brick base to match the building. The applicant proposes an aluminum cabinet with William Byrd House Ivory for the background and a Palace Arms Red, Benjamin Powell Green and Black logo as shown on the enclosed drawing. The reader board portion of the sign exceeds the amount allowed which is 25% of the sign face.

This sign is located in the **Corridor Sign District** and the following section of the ***Design Review Guidelines*** Chapter VII – Signs pertain to this request.

Staff has reviewed the request and recommends approval conditioned upon the reader board portion of the sign being reduced to no more than 25% of the sign as required by the Zoning Ordinance.

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**CONCEPTUAL REVIEW**

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**ARB#11-005 Manos & Saras/203 Armistead Avenue & 521 Prince George Street**

The applicant is returning for approval of a new design for the project which will require the Board reapproving the demolition of the Henry Billops House and the commercial buildings along Prince George Street for a new mixed use building as shown on the enclosed drawings. The Board reviewed conceptual drawings on November 24, 2009 (ARB#09-082). I am enclosing a copy of the drawing and minutes of that meeting.

The following materials are proposed:

- Foundation - Brick (Red)
- Walls - Brick (Red) and Wood (White) siding
- Roof - Slate
- Doors - Wood with divided lites (White)
- Windows - Wood with divided lites (White)
- Trim - Wood (White)
- Gutters/Downspts - Copper
- Sidewalks - Brick Pavers
- Driveway - Concrete
- Dumpster - Brick (Red)
- Fence - Brick (Red)

This property is located in the **AP-1 Zone** of the **Architectural Preservation District** and pages 1 thru 19 of the **Design Review Guidelines** Chapter V pertains to this request. Chapter XI, Demolition of the **Design Review Guidelines** pertains to demolition. The Demolition Section states that “many factors need to be weighed by the Architectural Review Board when reviewing requests for demolition in the Architectural Preservation District”, many of which are listed in Section 21-855(c) of the Zoning Ordinance. This section of the Zoning Ordinance states:

Before approving the razing, demolition or moving of a building or structure in the architectural preservation district (except for the Colonial Williamsburg Historic Area CW), the review board shall consider, among other things:

1. The historic and architectural value of the building or structure.
2. The effect of the proposed razing, demolition or moving on the surrounding area.
3. The impact of the proposed razing, demolition or moving on the comprehensive plan’s goals for historic preservation.
4. The condition of the building or structure.
5. The economic feasibility of restoring the building or structure.

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It notes the Board must strike the proper balance between preserving buildings that make important contributions to the history and character of the City and surrounding neighborhood, and allowing for new development in the Architectural Preservation District.

The dwelling located on Armistead Avenue is a Colonial Revival dwelling constructed in 1929 and is known as the Henry Billops House. The building located at 519 Prince George Street was constructed in 1940 (formerly Headline Hair Salon) and is proposed for demolition. The building surveys prepared by Frazier and Associates for these buildings are enclosed.

The ***Design Review Guidelines*** notes that many factors need to be taken into consideration and the Board must strike the proper balance between preserving buildings and approving new development.

The new design has been refined based on comments received at the last meeting. The applicant has removed the chimneys and cupola from the building. The roof has changed from a gable roof to a mansard roof to contain the mechanical equipment. A unified color scheme has been submitted for the building and details of the elements have been submitted for the Board to review. The rear and side elevations need to be submitted before final approval can be given. Staff recommends the rear and side elevations contain a roof that matches the roof shown on the front elevation. A roof plan would be helpful to determine how the mansard roof and mechanical well are designed.

The Board will need to decide if the changes made are acceptable. If acceptable the applicant will need to submit final drawing of all elevations for Board approval. The final submittal will also need to include site elements such as dumpster enclosure, screening for freezer, trash cans, sidewalks and lighting (site and building).

Carolyn A. Murphy, AICP  
Deputy Planning Director