WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, January 24, 2006

CALL TO ORDER AND ATTENDANCE

The regular semimonthly Architectural Review Board meeting was held on Tuesday, January 24, 2006, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Chairman Williams called the meeting to order. Present in addition to Mr. Williams were Board members Messrs. Edwards, Quarles, Hertzler, Lane and Spence. Board member Klee was absent. Staff members present were Zoning Administrator Murphy and Secretary Scott.

Consent Agenda

Chairman Williams explained the consent agenda procedure to the audience stating that if an application is in full compliance with the *Design Review Guidelines*, it is placed on the consent agenda. If no member of the Board or audience has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, it is approved without further comment. Mr. Williams stated that an additional application, **ARB #06-010 Williamsburg Travel Inn/1800 Richmond Road – New Color Scheme**, has been added to the consent agenda because they have accepted staff recommendations. Other applications on the Consent Agenda:

ARB #06-009	**WRHA/743 Scotland Street – Exterior Changes (stoop, doors and windows)**
ARB #06-013	**Colonial Investors, Inc./745 Scotland Street - Fence**
ARB SIGN #06-002	**Bay Community Bank/171 Monticello Avenue – Monument & Building Mounted Signs**

Member of the audience, Gladys Victor, asked what type of fence will be installed at 745 Scotland Street and was told it will be a picket fence.

Mr. Williams moved to approve the consent agenda as amended. Mr. Spence seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Quarles, Hertzler, Williams, Lane, Spence
Nay:	None
Absent:	Klee

ARCHITECTURAL PRESERVATION DISTRICT

ARB #06-007 Magnolia Manor/700 Richmond Road – Addition – Approved with Condition

Roger Guernsey, representing the owner, came forward to explain the proposed 674 square feet addition on the right side of the house. Mr. Williams asked if the trees on the lot will be preserved and Mr. Guernsey answered that they will. Mr. Williams noted the house is located on the City's Listing of Locally Significant Architecture and Areas and may eventually be on the Historic Register. Considering the significance of the note-worthy dwelling, he expressed a concern regarding the windows. Mr. Guernsey assured him the owner will agree to have the Windsor windows wooden to match the existing windows as closely as possible.

Mr. Williams moved that the addition be approved with the condition that wooden windows similar to those existing in the house are installed. Mr. Edwards seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Quarles, Hertzler, Williams, Lane, Spence
Nay:	None
Absent:	Klee

ARB #06-008 The Cedars/616 Jamestown Road – Gazebo Relocation – Approved

Bob Tubbs, owner, stated the relocation of the gazebo is necessary due to a scaling error on the plans. Due to this error, almost all of the structure was installed on the Christian Science Church property. Although Mr. Tubbs had offered to purchase the land upon which the gazebo was placed, the Church preferred the gazebo be moved from their property. He added that there are three reasons he is requesting the relocation site:

1. The topography
2. The main storm system, installed in 1949, runs through the site, and although he's been working with the City on the easement, the structure cannot be placed over it.
3. The cost

Mr. Tubbs said he has come to the Board, hat in hand. They are considering shoring up a large berm and extending it back further with a vegetation barrier.

Mr. Williams asked if there has been any further discussion with the church with objections expressed and Mr. Tubbs turned to Victor Smith in the audience who was present representing the church. Mr. Smith stated that the relocation is pretty close to where it should have been initially.

Board member Hertzler noted that he has been hired to move the gazebo, so he will not be able to vote on the matter.

Chairman Williams opened the public hearing.

H.C. Rackley, 627 Powell Street, noted the relocation places the structure 200 feet from the Cedars, but 53 feet from Faye Evans' house.

Mrs. Murphy stated yard setbacks for the gazebo, which is an accessory building, are 3 feet for side yard and 5 feet for the rear yard. She also noted that Mr. Tubbs is aware of the non-conforming status of the property and Mr. Williams stated it is well within the setbacks and consistent with permitted use.

Mr. Williams moved and Mr. Quarles seconded the motion to approve the relocation of the gazebo. The motion carried by roll call vote of 5-0-1.

Recorded vote on the motion:

Aye:	Edwards, Quarles, Williams, Lane, Spence
Nay:	None
Abstain:	Hertzler
Absent:	Klee

ARB #06-011 The Mid-Atlantic Group/116 Washington Street – New Single-Family Dwelling – Approved

Richard Howell, representing the Mid Atlantic Group, stated that transom windows have been added to dress up the side elevation, the chimney flu vent will be in the center of the two windows in the front, and windows comparable to Pella brand will be used with exterior and interior muntins and will be Country white. He noted the layout of the interior of the house limits the number of windows that can be installed.

Mr. Spence asked if there is any way the elevation which is now just one plane, can be broken up. The rear elevation, which backs up to a stand of bamboo and Colonial Williamsburg property, is also devoid of windows. The option of installing an access door to a water heater or even a false door in order to help break up the massing was raised.

Mr. Spence moved that the request be approved with the contingency that the railings are of a wood or PVC material that can be painted to give the appearance of wood, that additional detail on the left elevation be installed, and that additional trim board be added down the middle or external horizontal cornice line. Mr. Williams seconded the motion which carried by roll call vote of 5-1.

Recorded vote on the motion:

Aye:	Quarles, Williams, Lane, Spence, Hertzler
Nay:	Edwards
Absent:	Klee

Mr. Williams added that if there is any problem with the owner agreeing with the contingencies, the Board would like to see the proposal again.

CORRIDOR PROTECTION DISTRICT

ARB #06-005 Walgreens Pharmacy/1309 Richmond Road – New Pharmacy – Approved

Todd Bartok with Little Architects noted this is his third time before the Board and he hopes to walk away with an approved plan tonight. He presented the most recent revisions and said the tower element, being one of the items of concern previously, is one of the areas where options were explored. Mr. Quarles noted it is much less "cookie-cutter" looking than the typical Walgreens. Mr. Spence said he's glad to see the windows which are uniform and have a pedestrian quality. Mr. Williams said he's happy with the design and that it is a vast improvement.

Mr. Williams moved that the revised proposal presented tonight be approved. Mr. Lane seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Quarles, Williams, Lane, Spence, Hertzler, Edwards
Nay:	None
Absent:	Klee

SIGNS

ARB SIGN #06-003 Captain's Galley/1425 Richmond Road – Monument & Building Mounted Signs – Approved

Angelo Mageras, owner, and Jason Hill, Fine Signs and Graphics, were present to respond to any questions regarding the signage request. Zoning Administrator Murphy clarified that the frame on the proposed signage counts toward the 32 square feet allowed for the site.

Mr. Williams moved to approve the revision which includes removal of the left side and a brick base. Mrs. Murphy added that the background needs to be opaque. Mr. Quarles seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Quarles, Williams, Lane, Spence, Hertzler, Edwards
Nay:	None
Absent:	Klee

ARB SIGN
#06-004 **Rose & Womble Realty/1201 Jamestown Road – Monument & Building Mounted Signs - Approved with Conditions**

Mrs. Murphy noted the large size of the telephone number on the proposed signage and the fact that it adds the third typeface when only two are recommended in the *Guidelines*. Board members discussed fonts and colors expressing that the area code is unnecessary because the number is recognized as a phone number, and the font should be the same color as the company name. Mrs. Murphy confirmed that the proposed colors are similar to the colors on the approved charts.

Mr. Williams moved that the signage be approved with the stipulation that the telephone number be reduced, centered and in a font consistent with the other portions of the sign. The motion also included the requirement that the color be the same as Rose & Womble or Realty. Mr. Spence seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Quarles, Williams, Lane, Spence, Hertzler, Edwards
Nay:	None
Absent:	Klee

CONCEPTUAL REVIEW

ARB #06-012 **Carrabba's Restaurant/2500 Richmond Road – New Restaurant**

Neal Kanipe, AIA with DP3 Architects, stated that DP3 is a joint venture corporation and some of their suggestions, e.g., interior shades in the windows, had been considered in this proposal. The proposal currently calls for solid glass windows, some of them with gold Italian lettering on them. Mrs. Murphy confirmed that the lettering would count toward their 32 feet signage limitation. She also suggested the applicant show the proposal in relation to the front elevation of the adjacent Yankee Candle building.

Board discussion included the following comments:

- Gable roof preferred to better relate to Yankee Candle building
- Side and rear elevations need to be brick, the same as the front elevation. Also try to continue detailing standoffs to break massing.

- Has a gable roof been considered over the entire building? Mr. Kanipe responded that it has not.
- Rather than appear to be the "little brother" of Yankee Candle, what about using hardi plank siding instead of brick like the Yankee Candle building?
- Need to raise the structure as much as possible if this style of building is to be used. Quite likely the Board will have a problem with a one-story building next to the three-story building.
- Need to break up elevations, flat tower design is favored, windows need to be articulated.To mitigate the problem of placing a small one story building adjacent to the large Yankee Candle structure could be a different location, i.e., to one of the other two lots witnin the complex intended for restaurants.
- Don't throw anything away; keep all ideas, even if in rough sketch form. The plans presented tonight are improvements over previous submittals.

Mr. Kanipe thanked the Board for their comments and suggestions and said he will return with final plans.

OTHER

ARB #05-073: **Revision of the Design Review Guidelines, which are used by the Architectural Review Board in reviewing requests for the erection, reconstruction, alteration, restoration, razing, demolition or moving of buildings, structures, signs and/or exterior architectural features in the Architectural Preservation (AP) and Corridor Protection (CP) Districts. Request from City Council for additional comments.**

Chairman Williams stated the Board needs to respond to City Council's request for additional comments regarding the *Design Review Guidelines*. Vice Mayor Haulman has suggested additional flexibility, via exceptions to the *Guidelines,* may be granted by the ARB in certain situations.

Mr. Spence stated that the Board has put a lot of time and effort into the revision of the *Guidelines* and he doesn't think it should be this Board's position to provide flexibility. Mr. Williams agreed with Mr. Spence and added the Board can't start making exceptions; "50% deterioration" is in the eye of the beholder. He said although he can appreciate that folks would like to make provisions for exceptions; this Board needs guidelines with specificity.

As the Planning Commission representative on the ARB, Mr. Hertzler told the Board the Commission wanted to have ARB's comments without being influenced by Commission's comments. He said regarding Mr. Haulman's suggestion regarding possible damage done if siding material is removed (Suggestion #2), it is impossible to know what damage will result in advance of removing the material. In response to Mr. Haulman's first suggestion, Mr. Hertzler asked which zone is being considered and how

many structures would be covered. He shared samples of Hardiplank, both original and improved versions, and said he's not impressed. He also showed a sample of cementitious trim and a tapered Hardiplank sample which is claimed to give a more accurate shadow line.

Mr. Quarles noted that with the revised DRG, the Board has more flexibility and these revisions make it easier to say something is not appropriate in the more restrictive areas. Mr. Edwards suggested that the Board's ultimate goal is to have wood return and asbestos and vinyl disappear. Our goal is preservation.

Mr. Williams stated we do have flexibility to approve new materials and someday Hardiplank might be improved to the point where it can be accepted.

Mr. Williams moved that Vice Mayor Haulman's suggestions be opposed. Mr. Spence seconded the motion which carried by roll call vote of 5-1.

Recorded vote on the motion:

Aye:	Quarles, Williams, Spence, Hertzler, Edwards
Nay:	Lane
Absent:	Klee

Yankee Candle Building

Mr. Hertzler stated the Yankee Candle building is a big box with lipsticked stuff on corners. Most noticeable is the front elevation with the varying types of shingles; they should have been required to off-set the different styles. Mr. Hertzler concluded his comments by suggesting Board members personally visit the site and give the building a critical look. Mr. Edwards agreed and said it's too bad the old oaks and little motel had to be removed; this building does not fit there.

Mr. Williams said the DRG state that any structure over 10,000 square feet needs to be brick, which would make the building look like a jail and an attempt was made to break up the mass of the building. He agreed more attention needs to be paid to details on larger buildings. He suggested that the next training session for the ARB be regarding how other jurisdictions deal with really huge buildings.

Minutes for January 10, 2006

The minutes for the January 10, 2006 meeting were approved with one minor change made by Mr. Spence.

There being no further business, the meeting adjourned at 8:30 p.m.

Donna Dee Scott
Secretary