

ARCHITECTURAL REVIEW BOARD MINUTES
July 1, 2013

The Albemarle County Architectural Review Board met on Monday, July 1, 2013, 1:00 p.m., Room 241, Second Floor, County Office Building, Charlottesville, Virginia. Those members present were Marcia Joseph, Bruce Wardell, and Fred Missel, Chair. Members absent were John Quale, and Charles T. Lebo, Vice Chair.

Staff members present were Margaret Maliszewski, Design Planner and Sharon Taylor, Clerk.

CALL TO ORDER

Mr. Missel called the meeting to order at 1:03 p.m. and established a quorum.

PUBLIC COMMENT

Mr. Missel invited public comment. There being none, the meeting proceeded.

WORK SESSION

ARB-2013-65: Guadalajara Restaurant: Awning Addition

Proposal: Awning Addition at Pantops Guadalajara

Staff Presentation:

Ms. Maliszewski noted at their last meeting the ARB briefly reviewed the drawings submitted for this project to add an awning over the patio at the Pantops Guadalajara. The ARB suggested a work session be held with the applicant who is present today. The ARB suggested the patio roof needs to be better integrated with the building. The proposal was submitted as a county-wide Certificate of Appropriateness for staff review. Staff noted the following issues that need to be worked out, and which were not clear from the drawings:

- Two options were proposed for the shape of the awning;
- Detailing is an issue; the entrance bay at the middle of the elevation projects out from the main wall and the drawings do not address how that change in depth would be dealt with;
- The ARB had a question about the angled braces and what is really happening with them.

Applicant Presentation:

Diego Lopez, manager for the Pantops Guadalajara, clarified that the awning with the single slope is the only one being proposed. He stated that the color of posts would match the walls and the roof would match the existing roof material.

Board Discussion:

The ARB held a discussion with the applicant and staff on the proposed awning addition for Guadalajara Restaurant, noting the following issues:

- The awning roof will meet the entrance bay and the main wall.
- The wood will be painted.
- The metal will be in one piece.

- A minimal pitch will reduce the impact of the awning as viewed from the street, while maintaining the sign area on the building. It will help it look more like a porch and less like an extension of the building, which would have an over-scaled appearance.
- If new lighting is proposed, it will need to be submitted for review.
- 2 x 8 framing would have a more appropriate appearance.
- The roofing person should be asked, “How flat can the roof be?”

The ARB directed staff to proceed with administrative review/approval with the condition that revised drawings be submitted showing the following:

1. The patio roof shall be as flat as possible.
2. The corner brackets should be deleted if not needed structurally. If decorative brackets are desired, provide the design for review.
3. The framing for the roof should show a larger dimension than the posts, if possible.
4. If new lighting is to be added, provide the manufacturer’s cut sheets for staff review.

OTHER BUSINESS

Countywide CofAs: Recent submittals

ARB-2013-77: Albrecht Place Countywide CofA

Staff summarized the proposal, noting the limited visibility from Route 29 due to the distance from the Entrance Corridor and the buildings in front.

The ARB reviewed the plans and elevations and a video illustrating the visibility of the proposed building from Route 29. The ARB noted the following concerns, acknowledging the limited visibility from the Entrance Corridor:

- The amount of trees shown to remain: staff indicated only a small amount of trees would remain.
- The height and visibility of the retaining wall. It is not expected to be visible from the EC.
- The visibility of dumpsters and mechanical equipment from the EC: Staff pointed out the drawing that noted the rooftop equipment will be placed in an area outside of what falls within the Entrance Corridor. Consequently, the ARB has no control over the visibility of equipment in that area.
- The materials were reviewed.
- The video was very helpful.
- There is considerable “visual noise” in the area that will reduce noticeability of the building.

The ARB directed staff to proceed with administrative review/approval.

Guadalajara Restaurant: Proposed Signage

Diego Lopez, manager for Pantops Guadalajara, returned to the meeting and asked questions about changing the wall signage on the building to add the words, “Mexican Restaurant”.

Ms. Maliszewski pointed out it would take a separate sign permit application. Staff would be concerned about how much space is available since they would not want the sign to look crowded. There is a maximum amount of square footage allowed, which may also be an issue.

The ARB discussed the proposed change in signage with staff and the applicant and made the following comments:

- Prior to manufacturing the sign, the applicant should submit a sign application to staff along with a drawing of the sign done by the sign company showing how much will be visible from the road.
- The flatter the awning roof, the more space will be available for the sign.

Stonefield Town Center: Screening of equipment near Trader Joe's

The ARB discussed the proposed screening of equipment near Trader Joe's in the Stonefield Town Center and indicated that the addition of four Nellie Stevens holly would be an improvement.

The ARB noted the following concerns:

- A 10' tall wall of trees in front of the building would be odd, but the four hollies will provide screening while the other plants grow taller.
- These are big chunks of equipment; the alternative is to put a low wall around them.

The ARB also noted a concern with the pink color of the copper panels at the Hyatt, noting that it, hopefully, is a protective film that will peel off when construction is complete.

Approval of Minutes – June 17, 2013

Motion: Mr. Wardell moved for approval of the minutes of June 17, 2013.

Ms. Joseph seconded the motion.

The motion carried by a vote of 3:0.

Next ARB Meeting: Monday, July 15, 2013

ADJOURNMENT

The meeting was adjourned at 1:43 p.m. to the next ARB meeting on Monday, July 15, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.

Fred Missel, Chairman

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)