

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**October 7, 2013**

The Albemarle County Architectural Review Board met on Monday, October 7, 2013, 1:00 p.m., Room 241, Second Floor, County Office Building, Charlottesville, Virginia. Those members present were John Quale, Bruce Wardell, Marcia Joseph, Fred Missel, Chair, and Charles T. Lebo, Vice-Chair. Ms. Joseph arrived at 1:45 p.m. Mr. Missel left the meeting at 3:34 p.m.

Staff members present were Margaret Maliszewski, Brent Nelson and Sharon Taylor.

**CALL TO ORDER**

Mr. Missel called the meeting to order at 1:01 p.m. and established a quorum.

**PUBLIC COMMENT**

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

**CONTINUED BUSINESS ITEMS**

**ARB-2013-93: Hyatt at Stonefield: Copper Panels**

**Staff Presentation:**

Ms. Maliszewski noted at the last meeting the ARB took an action to withhold approval of the copper panels at the Hyatt at Stonefield to allow a year to pass to allow the panels to weather to the approved appearance of copper. Since that meeting the applicant and the County have agreed to an interim step in the Certificate of Occupancy process and a temporary CO has been issued for the hotel. That temporary CO is good for 60 days. During that period the applicant is attempting to have the panels replaced with panels that have the natural copper appearance that they had anticipated with the product that they specified. She pointed out the sample submitted. To be able to do that, this board would need to approve that panel to resolve all of the related issues and to have that approval official. Also, in the event that some other panel becomes available that has the same appearance as that sample, that meaning that it is real copper regardless of how it is applied or adhered or manufactured, which would have that color before the 60 days is up, or sometime in the future, the applicant would like the possibility of having an approval on that product as well. Third, in the event that the issue does not get resolved by the end of the 60 days and if no other panel becomes available to take its place, if the ARB is still interested in maintaining some control over what those panels that are installed look like, then they would need to update the action that the ARB took at the last meeting. There are three sample motions that the ARB can make today.

Mr. Missel noted one thing to add to staff's comments is that they work-shopped these motions fairly well and it seems that they provide options for the applicant to do several different things. He noted for the record that the applicant brought to their attention that a statement in the ARB motion of Monday, September 16<sup>th</sup> says the Alpolic copper composite panel as installed on the Hyatt at Stonefield are not the copper panels that were approved with the Certificate of

Appropriateness issued on November 1<sup>st</sup> and upheld by the ARB's action on November 21<sup>st</sup>. He noted for the record that the motion was not intended to say that the applicant had intentionally installed the wrong material on the building. In fact, he thinks they were likely just as surprised as they were when that material went up and looked the way it did. He suggested that the ARB review the wording of the motions. He pointed out the recommendation for the bond was recommended to be removed by the County.

Ms. Maliszewski replied yes, staff had further discussions about that and the thought is that the bond really is not necessary because the same steps would be gone through regardless of whether there was a bond held or not. So it just was not really necessary and further complicates it for the County. The applicant has a temporary CO and can be open for 60 days. At the end of the 60 days if the issue has not been resolved, then the third motion would provide for a CO with a condition. Right now the motion says to remove the panels or have them treated.

### **Applicant Presentation:**

Charles MacFarlane, managing member of McFarlane Stonefield the developer of Hyatt Place, thanked the ARB for allowing them to come before them. He thanked staff for assisting them to come up with a solution that meets their intentions for resolving this issue. He pointed out Neil Bhatt, architect for the project, has provided a letter to the contractor rejecting those panels and they withheld the money that they were to pay the contractor for those panels. They have asked for them to replace those panels to match the sample which they provided and they submitted to the ARB. There may be another solution that they have not been told about in writing that would use a roofing sheet metal similar to roofing copper, which they are all familiar with. It is the same copper in the panel, but just looks different when it is applied as sheet metal and not as a panel. They hope the ARB agrees that the panel is what they represented they would do and what the ARB asked them to do.

### **Board Discussion:**

The ARB continued their discussion on the copper panels at the Hyatt and took the following actions:

#### **Action #1**

Mr. Lebo made the following motion:

I move to approve the 4 as presented at the October 7, 2013 ARB meeting.

Mr. Quale seconded the motion.

The motion passed by a vote of 4: 0. (Joseph absent)

#### **Action #2**

Mr. Lebo made the following motion:

I move to approve any real copper panel that has the color and appearance of the Alpollic copper composite panel as presented at the October 7, 2013 ARB meeting.

Mr. Quale seconded the motion.

The motion passed by a vote of 4:0. (Joseph absent)

**Action #3**

Mr. Lebo made the following motion:

I move that if the copper panels currently installed on the Hyatt remain in place at the expiration of the Temporary Certificate of Occupancy, the ARB asks that the following condition be placed on the Certificate of Occupancy: After one (1) year from the date of the CO, if the panels do not have the appearance of aged copper or un-aged copper that will weather to aged copper, the panels shall be removed and replaced with an ARB-approved panel, or, at the ARB's discretion, the existing panels shall be treated to achieve the appearance of aged copper.

Mr. Quale seconded the motion.

The motion passed by a vote of 4:0. (Joseph absent)

**REGULAR ITEMS**

**ARB-2013-106: Sultan Kebab Sign; ARB 2013-130: PJ Networks Sign; Comprehensive Sign Criteria Changes for the Rio 29 Shopping Center (Tax Map 61, Parcel 123G)**

**ARB 2013-106: Sultan Kebab Sign**

**Proposal:** To install an internally illuminated cabinet sign on the pergola at the restaurant entrance.

**Staff Presentation:**

Brent Nelson summarized the three sign proposals under review today for the location at 1710 Seminole Trail and the staff report. He recommended the following as the primary points of discussion:

1. Proposed sign type and illumination type: internally illuminated cabinet signs
2. Proposed sign colors: total number of sign colors for the shopping center, the intensity of the orange, the darkness of the blue
3. The location of the Sultan Kebab sign.

Staff recommends approval of the Certificate of Appropriateness for the Sultan Kebab sign with the conditions listed in the staff report.

Staff recommends approval of the Certificate of Appropriateness for the PJ Networks sign with the conditions listed in the staff report.

Staff recommends approval of the following Amended Comprehensive Sign Criteria for 1710 Seminole Trail, which incorporate staff recommendations outlined in the analysis section of the report.

**Applicants Presentation:**

Andrew Bonita, representative for the request, said he worked for the manager of the building and supported the request.

Kelly Jaderborg, owner of PJ Networks, spoke for the request.

Dennisa Dikmen, owner of Sultan Kebab, said he and his partner opened up a small restaurant and needed a reasonable sign to help clients find the location.

*Ms. Joseph arrived at 1:45 p.m.*

**Board Discussion:**

The ARB discussed the comprehensive sign criteria and how it relates to the signage on the building and what is allowed in terms of the zoning ordinance regulations as well as the design guidelines. It was noted for internal illumination the applicant would need to talk with the owner and come back for further ARB approval.

**Motion:** Mr. Lebo moved for approval of the Certificate of Appropriateness for ARB-2013-106 Sultan Kebab Sign with the conditions listed in the staff report, amended as follows:

1. Revise the sign type to a panel sign. If illumination is desired, it shall be limited to external illumination and a cutsheet of the proposed lamp fixture identifying bulb type, wattage and fixture color shall be provided. (Bronze or black are appropriate fixture colors.) Note that a lamp emitting fewer than 3,000 lumens is needed to avoid the dark skies full cutoff requirement.
2. Revise the sign location to the east and/or west end of the pergola, suspended from and aligned with the beam. Revise the sign drawing accordingly. Projecting signs are not approved.

**Second:** Ms. Joseph

The motion passed by a vote of 4:1. (Quale voted no.)

**ARB 2013-130: PJ Networks Sign**

**Proposal:** PJ Networks: To install an externally illuminated panel sign in the approved sign band above the business entrance.

**Motion:** Mr. Lebo moved to recommend approval of the Certificate of Appropriateness for ARB-2013-130 PJ Networks sign with the conditions in the staff report, amended as follows:

1. Revise the Orange: PMS 21 text color to Orange: PMS 1665.

**Second:** Ms. Joseph

The motion passed by a vote of 5:0.

**Amended Comprehensive Sign Criteria**

**Motion:** Mr. Quale moved for approval of the following Amended Comprehensive Sign Criteria for 1710 Seminole Trail:

**WALL SIGNS**

<b>SIGN FEATURE</b>	<b>North Elevation</b>	<b>East Elevation</b>
<b>SIGN TYPE</b>	Panels (Box/cabinet signs and channel letters are not appropriate.)	Individual letters, coordinated with the “Rio/29” sign
<b>LETTER FACE COLOR</b>	n/a	Coordinated with the “Rio/29” sign (“Rio/29” is white)
<b>TRIM CAP COLOR/RETURN COLOR</b>	n/a	Coordinated with the “Rio/29” sign
<b>RACEWAY COLOR</b>	n/a	To match wall color
<b>PANEL FACE COLORS</b>	Sign colors shall be limited to White, Black, Red: PMS 187 or darker, Green: PMS 3415 or darker and Blue: PMS 289 or darker, Orange PMS 1665	Coordinated with the “Rio/29” sign
<b>SIZE LIMITATIONS</b>	As per zoning ordinance and EC Guidelines	As per zoning ordinance and EC Guidelines
<b>LOCATION(S)</b>	Centered vertically and horizontally in the sign bands above the business entrances on the north elevation	Coordinated with the “Rio/29” sign, brick detailing shall not be obscured by signs.
<b>MOUNTING DETAILS</b>	-	Not specified
<b>LOGO/GRAPHICS DETAILS</b>	-	Not specified
<b>ILLUMINATION DETAILS</b>	External illumination may be permitted, but shall be limited to a single fixture type and lamp type. All details must be submitted for admin review.	Coordinated with the “Rio/29” sign
<b>LETTER TYPE/FONT</b>	-	-
<b>MATERIALS</b>	Wood, metal, or plastic	Coordinated with the “Rio/29” sign

**FREESTANDING SIGN - TENANT PANELS**

<b>SIGN FEATURE</b>	<b>APPROVED CONDITION</b>
<b>TYPE</b>	Panel
<b>Material</b>	Dibond, vinyl, paint
<b>Illumination</b>	None
<b>Color</b>	Panel background: White Panel text: Dark blue, PMS 289
<b>Graphics</b>	None
<b>Location</b>	Centered horizontally on the freestanding sign structure

**Second:** Mr. Lebo

The motion passed by a vote of 5:0.

**ARB-2013-111: Pizza Hut Renovation - Building Permit (Tax Map/Parcel 045000000106A0)**

**Proposal:** To renovate the existing building currently occupied by Pizza Hut.

**Staff Presentation:**

Ms. Maliszewski summarized the request and the staff report. She recommended the following as the primary points of discussion:

1. The quantity of proposed windows/blankness/need for landscaping
2. The proposed roof changes
3. The proposed building colors

Staff offers comments on the preliminary design as noted in the staff report and recommends the ARB move forward with approval of the proposal with staff’s recommendations.

**Applicant Presentation:**

Kara Luck, representative for the request, asked for approval of the request. She pointed out the reason for moving the two windows on the Route 29 side was they were putting a wall down the middle of the interior.

**Board Discussion:**

The ARB discussed the proposal and noted the following issues:

- Windows/blankness/need for landscaping
- Visibility of mechanical equipment to be eliminated from EC.
- The roof changes

**Motion:** Mr. Lebo moved for approval of the Certificate of Appropriateness for ARB-2013-111 Pizza Hut Renovation with staff’s recommended conditions, as follows:

1. Provide plants in the planting bed along the EC side of the building to relieve the blankness of the elevation. Provide a sketch plan identifying plant locations, species, and sizes at planting.

2. Add the following note to the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
3. If any new exterior wall or ground-mounted lights are proposed, provide complete information for review.
4. The applicant is encouraged to submit sign applications for review as early as possible to ensure that signs can be installed prior to business opening.

**Second:** Mr. Wardell

The motion passed by a vote of 5:0.

**The ARB took a break at 2:40 p.m. and the meeting reconvened at 2:45 p.m.**

**ARB-2013-113: Town & Country Shopping Center Changes** - Amendment to an approved building design (Tax Map/Parcel 078000000009C)

**Proposal:** To revise the architectural design by: reducing the amount of storefront glass, increasing the height of the parapet, equalizing the height of the towers.

**Staff Presentation:**

Ms. Maliszewski summarized the request and recommended the following as the primary points of discussion:

1. Replacing storefront glass with brick and metal
2. The infill design – storefront framing over brick
3. The inconsistency of the treatment of the corner tower bays and the resulting visual impact

Staff offers the following comments on the proposal:

- Maintain the approved storefront glass in the east side of the southeast tower and the west side of the southwest tower.

**Applicant Presentation:**

Bob Pingry, representative for the request, noted the elevation facing the restaurant is less than 10’ away and requires a 2 hour firewall. It adds a marginal cost for the glass. They are requesting to fill in three of the current bays to get privacy and security. He asked for suggestions from the ARB on alternative ways to treat the front area.

**Board Discussion:**

The ARB offers the following comments on the proposal:

1. Revise the southeast and southwest towers to reinforce the scale of the overall building.
2. The brick detailing of the infill in the two bays of the side elevations shall reflect the texture and detailing of the design of the approved wall.
3. Revise the elevation drawings to show the pilasters at the original approved height.

Revisions may be presented in a work session.

Mr. Missel left the meeting at 3:34 p.m. and turned the meeting over to Charles Lebo, Vice Chair.

## **WORK SESSIONS**

### **ARB-2013-26: 5<sup>th</sup> Street Station**

The ARB held a work session on the 5th Street Station proposal with the focus of the discussion on the visibility of the Wegman's building from the ECs, including a review of site sections, planting and fence design for screening of loading areas, site and building lighting, and building height.

Those present representing the request were:

- Valerie Long, attorney representing the applicant; S.J. Collins Development and New Era Properties,
- Several representatives of S.J. Collins Enterprises,
- Daniel Hines, Civil Engineer, with Bohler Engineering; and
- Rob French, Architect with Phillips Engineering.

**Next ARB Meeting:** Monday, October 21, 2013

## **ADJOURNMENT**

The meeting was adjourned at 4:08 p.m. to the next ARB meeting on October 21, 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)