

Board of Architectural Review
Minutes
January 20, 1998

Present

Joan Fenton, Chair
Jay Oschrin, Vice Chair

Joe Celentano
Ken Schwartz
Brent Nelson
Linda Winner
Jessie Hook
Dawn Thompson
W.G. Clark

Staff Present

Tarpley Vest

Ms Fenton, Chair, began the meeting at 5:05 p.m.

**BAR 98-1-1
City Hall Planting Plan**

Staff presented the report.

Ms. Vest indicated that in 1995 the applicant, Gregg Beam Landscape Architects applied to the BAR and received approval for the removal of the Magnolia to the West of the City Hall entrance. She indicated that BAR approvals are valid for one year and that because more than a year has passed since the approval to remove the tree, BAR approval is required to remove the tree.

Gregg Bleam, Applicant, indicated that he was hired by the city to design a landscape plan for the City Hall site. He indicated that City Hall was designed by Milton Grigg. He indicated that the removal of the magnolia is important and that because the tree is growing so close to the building it is not good for the building. He indicated that the planting plan has been designed to provide more seasonal color throughout the year. He indicated that the European Hornbeam were chosen to provide structure to the entrances to City Hall and the to create a structure and rhythm relating to the Amphitheater space. He indicated that the trees will create a pattern of spaces that will reinforce the window architecture. He indicated that the plan was designed to create ground cover and eliminate the need for mowing. He indicated that the Fathergilla would provide Fall color while the Pepperbush would provide Spring Color.

Ms. Hook asked about the height and size of the European Hornbeam.

Mr. Bleam indicated that the Hornbeam would stay narrow and may

grow to 30 feet in height. He indicated that the trees would function as urban street trees. He indicated that this edge would benefit from the height and structure.

Mr. Clark indicated that he agreed the building could stand the tree height and that building could stand tree heights up to 60 feet.

Ms. Thompson asked if the trees are deciduous.
Mr. Bleam indicated that they are deciduous.

Mr. Oschrin asked if the leaves will adhere.
Mr. Bleam indicated that they the leaves will adhere.

Mr. Nelson asked how discussions within City Hall about possibly extending the Mall to the Amphitheater relate to Landscape Plan.

Mr. Bleam indicated that there are possible plans to extend the Mall. He indicated that grading would be required to raise the SE Corner of the site area and that a podium and monument to Free Speech may be included. He indicated that the Landscaping would need to be reworked at that time. He indicated that the City will save and salvage any plant materials possible.

Ms. Kay Frazier, representing the City Parks Division, indicated that the Mall extension concept design plans are at least a year away. She indicated that there is a current feeling that the City Hall landscaping is very poor. She indicated that the Mall Extension plans will take City Hall sites into mind. She indicated that the City does not want to delay the landscaping much longer.

Mr. Bleam indicated that the re-grading will impact the SE corner of the site. He indicated that there is real potential to incorporate landscaping into a Mall extension and that there is an opportunity to enhance the three presidents monument.

Ms. Fenton asked what happened to the landscaping plans for City Hall from 1995.

Ms. Frazier indicated that there were budget constraints in the past and that the removal of the Magnolia was delayed until funding for the whole landscape plan was in place.

Ms. Frazier indicated that the memorial roses to be moved to the East Entrance of City Hall are the original roses donated by the Garden Club.

Mr. Oschrin asked about the vine on the wall to the north of East Entrance.

Ms. Frazier indicated that this vine is existing and will remain on the site.

Mr. Oschrin indicated that he would like to see more bulbs. He indicated that he feels there cannot be too many bulbs. Mr. Oschrin indicated that he has concerns that there are too many European Hornbeams.

Mr. Bleam indicated that the three pews need major work. He indicated that there is an issue of

creating Rhythm towards the Mall. He indicated that the Hornbeams will create a symmetrical condition.

Mr. Oschrin indicated that he feels that there should be fewer than eight European Hornbeams at the SE Corner. He indicated that the trees will create a forest and may even be a security issue. He indicated that everything else about the plan looks very good. He asked about the irrigation system to be used.

Ms. Frazier indicated that they will cost out possible irrigation systems.

Ms. Fenton then asked the board to go around the room and give comments on the plan.

Mr. Nelson indicated that it is a good plan.

Mr. Celentano indicated that the idea of using the Yew hedge to enclose the space on the SE corner of the building is a good one. He indicated that the hedge seems a little thin. He indicated that he thinks the trees are important and that it makes sense to have the group of trees at the SE corner.

Ms. Winner indicated that the applicant has done a wonderful job considering what they had to work with.

Mr. Schwartz indicated that he agrees that the application is a good one. He indicated that the continuation of the trees out to the corner of the building looks great.

Ms. Thompson indicated that she would like to see more spring bulbs. She indicated that she would like to see some Narcissus, if the city is able to maintain them. Ms. Thompson indicated that the application was good.

Ms. Fenton indicated that she would like to see more bulbs. She indicated that the plan makes sense given the Mall timeframe.

Mr. Clark asked if there were plans to light the area.

Ms. Frazier indicated that the Three Presidents Monument will be lit.

Mr. Clark indicated that the extension of trees to the Mall is a good idea and that he would like to congratulate the applicant on a successful plan.

Ms. Hook asked if the Dwarf Fathergilla at the east edge of the site would have to be trimmed.

Ms. Frazier indicated that the Fathergilla will need to be pruned over the sidewalk in time.

Mr. Nelson asked about the plywood that is currently covering the fountain.

Ms. Frazier indicated that the fountain area is currently being looked at. She indicated that is not

a part of the scope of this project.

Mr. Oschrin asked if there was any plan to keep people off of that area.

Ms. Frazier indicated that this is a difficult issue, particularly with Friday's After Five. She indicated that there is no easy solution to the issue.

Mr. Oschrin asked about the difference between Indigenous and Native species.

Hallie Boyce of Gregg Bleam Landscape Architects indicated that Indigenous Species are species which were found to have grown in this specific area, while Native Species are species which are suitable to grow in this zone, but were not necessarily originally found in this immediate area.

Mr. Clark made a motion to accept the plan as presented.

Mr. Schwartz seconded the motion.

The motion was unanimously approved.

**Approval of Minutes:
November 18th, 1997**

Mr. Clark indicated that his name should be spelled without an E.

Mr. Oschrin made a motion to approve the minutes with the correction.

Ms. Winner seconded the motion.

The motion was unanimously approved.

**Approval of Minutes:
December 16th, 1997**

Mr. Nelson indicated that on page 9, he stated "He wants to urge City Council to work with Mr. Hickman on this project."

Ms. Winner asked about the subcommittee working on the Hard Times Cafe.

Mr. Clark indicated that he had observed construction at the Hard Times Cafe and the storefront is not deeply recessed.

Ms. Fenton indicated that the subcommittee approved the exterior storefront the match the existing storefront on the hotel and the bagel shop. She indicated that the BAR only has authority to review the exterior facade.

Mr. Clark indicated that the inner facade is being constructed very close to the exterior facade.

Mr. Schwartz indicated that subcommittee approved the two storefronts to be recessed equally.

Ms. Winner indicated that this subcommittee activity was discussed at the December meeting and the subcommittee report should be included in the minutes.

Mr. Nelson indicated that there was a subcommittee for the Durango Bagel project. He indicated that he was on the committee but wasn't sure if everything was resolved.

Ms. Vest indicated that she would find out the status of the application and notify the committee members.

Ms. Fenton indicated that subcommittee reports may be included in the BAR Packets each month.

Mr. Nelson indicated that he has concerns about the BAR forming too many committees. He indicated that there are times where time is of the essence on a project, but that he is concerned about forming subcommittees too frequently.

Ms. Fenton indicated that a subcommittee may be a good solution for large projects, so that when a contractor needs to move forward there is a way to resolve the issue. She indicated that without a subcommittee a situation is created where the applicant may act without approval due to economic pressure.

Mr. Clark indicated that the subcommittee situation worries him. He indicated that in the example of the Hard Times Cafe application, the applicant presented incorrect, incomplete, and contradictory materials to the board. He also indicated that he was very uncomfortable with the Court Square application. He indicated that the court square example was not an ideal sequence of events.

Mr. Schwartz indicated that the subcommittee issue warrants discretion. He indicated that certain cases warrant action between meetings.

Ms. Thompson indicated that the subcommittee process has broken down over the years. She indicated that the board should not be asked to approve something that is substandard.

Mr. Oschrin indicated that the burden should be on the applicant. He indicated that the board needs to know as much as possible about each site.

Mr. Celentano indicated that the board needs to see each site on a map and needs to think about the city as a whole. He indicated that board should think about the context of each site.

Mr. Clark indicated that at the December meeting the board voted to require all applicants to provide photos of each site.

Ms. Winner indicated that samples are sight specific.

Ms Fenton indicated that the BAR should suggest requirements of all applicants to be included in a list to be compiled for the next meeting.

The following items were mentioned:

Photos

A plan of the vicinity of each site

Plans/Elevations of all appropriate sides of a structure

Elevations showing the site context

A map of the where the site is located in the city

Mr. Clark indicated that homeowners may not be prepared to deal with each of these requirements. He indicated that they should not be overburdened by the process.

Ms. Thompson indicated that in the past many homeowners have been very prepared to come before the board. She indicated that in the past some business owners have been unprepared when coming before the board.

Mr. Nelson indicated that they may consider rejecting incomplete applications. He indicated that incomplete applications are rejected in other localities.

Mr. Schwartz indicated that Ms. Vest cannot deny an applicant the opportunity to come before the board.

Ms. Fenton indicated that if Ms. Vest receives an incomplete application she can recommend denial.

Ms. Thompson indicated that applicants have come before the board who have been unprepared and they have relied on administrative approval or subcommittee approval .

Mr. Celentano indicated that he doesn't want to discourage applicants from coming to the board for a preliminary conference.

Mr. Nelson indicated that he agreed with Mr. Celentano.

Ms. Fenton indicated that board will still need all the information in order to review an application.

Mr. Nelson indicated that it is important to be sensitive to individual homeowners who do not want to incur extra costs. He indicated that when a boundary expansion was being considered for the Ridge St. neighborhood, the homeowners were against it because they were concerned about incurring additional costs. He indicated that he understood their concerns.

Mr. Oschrin indicated that his comment on page 8 of the December minutes should read that he supports the idea of looking at the block in a comprehensive way.

Ms. Fenton indicated that she told the applicants that she encourages them to try something new and exciting.

Mr. Nelson made a motion to accept the minutes as amended.

Mr. Oschrin seconded the motion.
The motion passed unanimously.

Mr. Schwartz made a motion to adjourn
Ms. Winner Seconded the motion.

At 6:40 the meeting was adjourned.