

MINUTES OF THE
BOARD OF ARCHITETURAL REVIEW
FEBRUARY 23, 1988
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Robert Moje, Chairman
Larry Herbert
Rob Freer
Margaret Van Yahres
Jean Hiatt
Don Sours

ABSENT

Douglas Gilpin

STAFF PRESENT

Satyendra Singh Huja
Fred Boger

Mr. Moje called the meeting to order at 4:00 p.m.

A. MINUTES

Mr. Herbert stated that there were a number of corrections to be made to the Minutes of January 26, 1988, and that they have been noted on his copy. The minutes for the January 26, 1988 minutes were unanimously approved as corrected by Mr. Herbert.

B. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

1. BAR 88-1-296

804 East Jefferson Street
The Carter-Gilmer House
Bosworth Parks Development
Corporation, Applicant

Mr. Boger briefly reviewed the staff report and recommendation. Mr. Boger concluded his presentation by stating that the City is encouragaing more housing in the downtown area and we feel that the applicants' proposal is a reasonable approach for addressing these concerns.

Mrs. Hiatt asked Mr. Grigg about whether they can meet the Landmarks Commission's conditions? Mr. Grigg indicated that most of the Commission's concerns have been addressed in the revised plan.

Mr. Freer asked about the brick basement? Mr. Grigg reported that the building would not sit on a concrete slab.

Mr. Sours asked what would be the use of the Carter-Gilmer House? Mr. Grigg said the main building would be converted into offices. Mr. Sours also asked if the smoke house/office building could be renovated for a community building? Mr. Grigg said they haven't thought about that type of use for this building and the economics of the project may prevent it. However, it is something to consider.

Mr. Herbert reviewed the location of the smoke house/office.

- b. Why is the new fence higher than the existing fence?

Mr. Boger stated that the Boards' questions would be forwarded to Mr. Caperton.

C. OTHER BUSINESS

1201 East Jefferson Street - Maintenance Problems.

Mr. Boger briefly stated that it had been brought to his attention that the building at 1201 East Jefferson Street is rapidly deteriorating and is in need of immediate attention. Mr. Boger presented to the Board a number of photographs showing the current condition of the building, which showed the following:

1. The Philadelphia gutters are in need of extensive repair.
2. A number of the windows on the building are in need of repair. This includes replacing broken glass, rotten and broken window mullions, sills, etc.
3. The wood cornice around the top of the building is in need of extensive repair. All rotten wood should be either repaired or replaced.
4. The front porch including columns, deck, steps, railings, drain pipe, roof, cornice is in need of extensive repair.
5. The rear porch is in need of repair which includes steps, columns, cornice, etc.
6. There is an exterior indication that the roof is leaking. The roof should be inspected for leaks and water damage, and repaired where leakage is found to exist.
7. All the trim on the building is in need of repainting.
8. The existing landscaping on the site is in need of maintenance.

After a brief discussion, Mr. Sours made the motion that in the judgement of the Board of Architectural Review, the building at 1201 East Jefferson Street has in fact fallen into a state of disrepair which will have a detrimental effect upon the life and character of the structure unless corrected. The Zoning Administrator is authorized pursuant to Section 31-141 of the City Code to notify the property owner to take immediate and appropriate action to repair and maintain the exterior of the building and its grounds within the time period specified in Section 31-141. The motion was seconded by Mr. Freer and unanimously passed by all members present.

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D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMAN'S REPORT

There was none.

F. BOARD MEMBERS' REPORT

There were none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none.

There being no further business to discuss, the meeting was adjourned at 5:15 p.m.

FMB/sdp