

- d. Details for moving the cottage/smokehouse and its restoration must be submitted for review and approval.
- e. If any changes are made to the existing house, they must be submitted for review and approval.
- f. A final landscaping plan must be submitted for review and approval.

The motion was seconded by Mr. Herbert and passed by the following vote:
 AYES: Moje, Herbert, VanYahres, Sours, Hiatt. NOES: Freer.
 ABSTENTIONS: Gilpin.

- 3. **BAR 88-7-309** **N. Second Street
 (Behind 522 North First Street)
 New Single Family Dwelling
 Theo W. Van Groll, Applicant**

Mr. Boger briefly presented the staff report. Mr. VanGroll and a representative of the architect, were present and discussed in detail with the Board, the design of the new dwelling. Mr. Gilpin moved to approve a Certificate of Appropriateness for the new dwelling with the conditions that the structure is constructed as presented, and the final plans along with samples of all exterior materials and colors are submitted to the Board for review and approval. The motion was seconded by Mr. Freer and unanimously passed by the Board.

C. OTHER BUSINESS

- 1. **1201 East Jefferson Street - Maintenance of Building**

Mr. Boger reviewed with the Board the exterior maintenance problems associated with this building. Mr. Eugene Beagle was present and briefly discussed with the Board his intentions for correcting the exterior maintenance problems.

Following a detail discussion, the Board deferred taking any action until the August 23, 1988 meeting. In the interim, Mr. Beagle is requested to submit to the Board a plan of action to restore the exterior of the building and grounds at 1201 East Jefferson Street by August 12, 1988.

- 2. **BAR 88-3-304** **1328 Riverdale Drive
 Renovation/Addition
 dB Associates, Applicant**

Ms. Sloan, Architect, and Mr. Falk, Constructor, representing the owner were present and informed the Board that once work had started on restoring the building it became apparent that the old sections of the building could not be feasibly restored. The reason is the extensive termite damage done to the old wood frame section of the building. The owners are now requesting permission to remove the rear sections and build a new addition. Following an extensive discussion on the request, the Board decided to continue this case until July 28, 1988 for a special meeting at the site to view the damage.

3. Certificate of Merit Awards

The Board briefly discussed properties nominated by the Landmarks Commission to receive a Certificate of Merit Award and had no problems with the properties selected. The properties nominated are:

1. 2027 Minor Road (Stone House) - Sensitive Addition
2. The Coffee Exchange Restaurant - Restoration
3. 205 East High Street - Rehabilitation
4. 511 Ridge Street - Rehabilitation

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMAN'S REPORT

There were none.

F. BOARD MEMBER'S REPORTS

There were none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none.

There being no further business to discuss, the meeting was adjourned at 5:10.

BOARD OF ARCHITECTURAL REVIEW
SPECIAL MEETING
JULY 28, 1988
1328 RIVERDALE AVENUE

PRESENT

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

ABSENT

Douglas Gilpin

STAFF PRESENT

Fred Boger

Mrs. Sloan, Architect, Mr. Falk Contractor, took the Board on a tour of the structure and pointed out the extensive damage to the building by termites. Following a detail discussion, Mr. Sours made the following motion.

A Certificate of Appropriateness will be approved to demolish the rear sections of the building if the following conditions are met by the Jem Land Trust Group Home:

- a. Plans are prepared for the addition to replace the sections to be removed.
- b. Cost estimates are obtained for the plan(s).
- c. A guarantee is given by Jem Land Trust Group Home to do the project.
- d. A commitment is given to use as much as possible of the existing materials in the new addition.
- e. The plans for the new addition are submitted to the Board for review and approval. The Secretary of Interior's Standards for new additions are to be used in preparing plans for the addition.

The motion was seconded by Mrs. VanYahres and unanimously passed by all members present.