

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
MARCH 27, 1990
COMMUNITY DEVELOPMENT CONFERENCE ROOM

Present:

Robert Moje, Chairman
Jean Hiatt
Larry Herbert
Blake Caravati
Margaret Van Yahres

Absent:

Doug Gilpin

Staff Present:

Fred Boger

Mr. Moje called the meeting to order at 4:06 p.m. and called for consideration of the minutes.

A. MINUTES

The minutes of the January 23, 1990 meeting were unanimously approved by the members present.

B. CERTIFICATES OF APPROPRIATENESS

1. BAR 90-03-336

513 Dice Street
Exterior Changes
Mr. Clifton Rice, Applicant

Mr. Boger briefly presented the staff report which included a description of the proposed work, the history of the work already done on this building without approval, staff's concern about some of the work, and the options available to the Board.

Mr. Rice was present with his attorney, Ms. Margaret Cain, and briefly explained to the Board the events surrounding the exterior work done to the building and grounds. The Board noted that had a building permit been applied for, staff would have identified this as an historic building and refused to approve the permit until a Certificate of Appropriateness had been approved.

Mr. Boger made the following additional comments:

- a. The 1980 historic survey noted that little of the original fabric of this building remains, and asked if this was a building that should be preserved and protected under the historic regulations.
- b. A number of people in the neighborhood had commented that the work done on the building was an 100% improvement over what was there. An existing eyesore for the community had been eliminated.

The Board acknowledged the 1980 historic survey and the fact that the remaining historic fabric may have been lost due to this work; however, it cannot excuse the owner and contractor for failing to obtain the required approvals and permits before starting work on this building. The Board unanimously voted to deny the application, and to request the Zoning Administrator to take appropriate legal action against the owner and contractor for failing to obtain a building permit and Certificate of Appropriateness before starting work on the building and grounds.

Realizing that City Council would review this case, either on appeal, or in deciding whether to take legal action, the Board instructed staff to bring to Council's attention the following issues associated with this case.

1. Site Issues:

- a) Several trees have been removed, and they should be replaced with appropriate shade trees.
- b) The large concrete parking area, part of which violates City Code Section 31-164(a) may not be appropriate for this historic site.
- c) There are two different styles of fence on the property. A split rail fence and a wood stockade fence. One style of fence would be more appropriate, and neither the wood stockade nor split rail type is appropriate for use on historic properties.
- d) Additional landscaping is needed for this property.

2. Architectural Issues:

- a) The installation of vinyl siding on historic buildings is inappropriate unless the building was originally designed for it. Moisture gets behind the siding and decays the wood.
- b) The remaining original architectural features, the windows and the Greek Revival style entrance have been replaced with modern windows and entrance. These features were an important aspect of the building's architectural style, and should not have been changed.

2. BAR 89-8-331

526 N. First Street
Rear Wall Replacement
Mr. & Mrs. John Purcell, Applicants

Mr. Purcell was present and briefly reviewed with the Board the change in design for the rear wall replacement. After a brief discussion, the Board voted to approve the changes in design with the following conditions:

- i. The lowest height of the wall can be three feet and it cannot exceed six feet in height.
- ii. The wall is properly engineered for structural soundness
- iii. A bond be posted assuring that the wall will receive a porridge coat within one year after construction.
- iv. The color of this coat matches the color of the abutting wall of the Van Groll property
- v. Detail drawing(s) for the opening at the stone steps and end of wall are to be submitted for approval. The Chairman is authorized to approve the drawings administratively.

3. BAR 89-5-235A

1512 E. Market Street
Enclosed Patio Area - Thomas
Jefferson Adult Daycare Center,
Applicant

Mr. Sanford Wilcox was present and briefly presented to the Board the plan for constructing an enclosed patio area at the Adult Daycare Center. After a brief discussion, the Board voted to approve the enclosed patio with the following conditions:

- a. That the patio is constructed as proposed.
- b. The railings and pickets on the back porch must match the original railing and pickets on the front of the building.
- c. An arborist must review the plans and certify that the proposed patio will not threaten the health of the large trees in the immediate area. This certification must be submitted to the Department of Community Development for review.
- d. The void between the pickets must be smaller than the solids.

Due to a conflict of interest, Mr. Caravati abstained from discussing the project and voting on it.

- C. OTHER BUSINESS - There was none
- 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 was none
- G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT - There was none