

**BOARD OF ARCHITECTURAL REVIEW
SPECIAL MEETING
APRIL 27, 1995**

PRESENT:

Kurt Wassenaar, Chairman
Peggy VanYahres
Eldon Wood
Martha deJarnette
Todd Bullard

ABSENT:

Pryor Hale
Michael Williams
Blake Caravati
Dawn Thompson

April 26 '95
4654

STAFF PRESENT:

Satyendra Singh Huja
Fred M. Boger

A. BAR 95-02-465A 112-116 West Main Street

Mr. R. Gerald Dixon, Architect for SLDC Architects, was present and made a presentation on the following details concerning the exterior plans for the renovation of the building at 112-116 West Main Street.

1. The size and shape of the arch has been reduced to address the Board's concerns. Mr. Dixon said he has tried several design concepts but the arch is the most appropriate concept for the building.
2. Mr. Dixon explained the details for the cornice on the front of the building.
3. Mr. Dixon discussed in detail the window design and why he had chose the proposed design.
4. Mr. Dixon noted that clapboard siding on the front was changed to dryvit.
5. Mr. Dixon stated that brick will be used on the Water Street side of the building with dryvit on the roof addition.
6. Mr. Dixon explained the reason for selecting the light fixture design which was to create a hello affect on the building's facade.
7. The details of the door hardware were briefly discussed.
8. Mr. Dixon stated that the gable roofs will be standing seam metal instead of asphalt shingles as originally proposed.
9. Mr. Dixon stated that he did not believe the visibility of the mechanical equipment will be a problem. He asked the Board to let them install the equipment first to see if there would be a problem. The Board agreed to this request.

After a brief discussion, the Board concluded that the revised plans had met most of their concerns.

Mr. Wassenaar made the motion to approve a Certificate of Appropriateness for this project with the following conditions:

1. The window mullions are the same design as shown on the original plan.
2. That the design of the signs for the building be submitted for administrative review and approval.

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

Mr. Wassenaar informed the Board that he would like to show the same change made to the H & M Building plans.

Mr. Wassenaar showed the Board the revised plans and noted the following changes:

1. The balcony had been eliminated because it was too costly to construct.
2. The design of the store front windows has been changed from panels to solid glass panel with two individual window lights at the top.
3. The area beneath the windows will be brick.

Mr. Huja asked why couldn't the lower part be brick? Mr. Wassenaar said the original plans approved called for the lower area to be a acrylic based stucco material. Also if brick was used it would encroach onto the City property. Mr. Wassenaar further stated that he did not believe his client would be willing to do brick at this late date. The costs of renovating this building's facade have already exceed what they originally planned for.

Mr. Huja said he felt the lower portion of the building should be brick. If the brick encroached on the City property, approval could be gotten at a later date. Mr. Wassenaar pointed out that the area between the last pilaster and first arch window would have to be stucco because the brick are damaged beyond repair. This area would be painted a color to match this side of the building.

Mr. Wassenaar said he would have to check with his client to see if he would be willing to use brick on the lower front.

After a brief discussion, the Board approved the revised drawing subject to the condition that brick be used on the lower front of the building.

There being no further business, the meeting was adjourned.