

BOARD OF ARCHITECTURAL REVIEW
MINUTES
AUGUST 15, 1995

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PRESENT:

Eldon Wood
Dawn Thompson
Pryor Hale
Blake Caravati
Martha DeJarnette
Todd Bullard

ABSENT:

Kurt Wassenaar, Chairman
Peggy Van Yahres, Vice Chairperson

STAFF PRESENT:

Fred Boger

The meeting was called to order at 3:10 p.m. Mr. Todd Bullard was chosen by the members present to chair the meeting since the chairman and vice chairperson were absent.

- A. **BAR 94-08-457** **222 South Street - Driveway**
and parking materiel, Park Properties,
Applicant

Mr. Boger briefly presented the staff report for this item.

Mr. Brent Nelson, 214 South Street was present and spoke in opposition to using prime and double seal surface treatment with brownstone for the driveway and parking area for this project. Mr. Nelson explained the problem he is currently has with grey stone using this type of surface. The stone is loose and cumulates making it unsafe. Gravel slides out from under a persons foot when he walks on it. Also, you cannot plow snow from the area. Mr. Nelson felt a hard surface treatment would be more appropriate for use on the driveway and parking area.

Ms. Martha Gleason was present and said she felt the sameway. She advocates using a hard surface.

Mr. Bullard said several good points have been raised. There are existing ways to deal with the safety concerns. The Board must look at this request to determine if the material is aesthetically appropriate.

Ms. Hale said the Board's responsibility is to look at the material and the property owner must maintain it. We must decide if it is appropriate.

Mr. Wood said the Board must choose between using greystone or brownstone.

Mr. Bullard said aesthetically he like the material.

Mr. Bullard made the motion to approve the use of prime and double real surface treatment with brownstone for the driveway and parking area for this property and asked staff to point out the potential safety problem associated with using brownstone.

Ms. Thompson said she is concerned that the area will not be maintain and will not look good in a couple of years.

Mr. Caravati said it will be difficult to remove snow from the area.

Mr. Wood seconded the motion and it was unanimously passed by all members present.

2. **BAR 95-8-486**

Outdoor Cafe, 100 Block West Main Street
Mr. & Mrs. William Hamilton, Applicants

Mr. Boger briefly presented the staff report for the this item.

Mr. Hamilton was present and made a presentation to the Board on his proposed cafe.
Mr. Hamilton said:

- The restaurant will be a fine dining restaurant Contemporary American Cuisine
- The cafe will seat about 70 people
- He originally applied July 13, 1995, he indicated he is willing to do what is necessary to get the cafe approved
- He employed an architect to design cafe
- Met with Mr. Boger, Mr. Caravati, and Ms. Van Yahres to discuss the cafe concept with them. The concept would be black furniture, black chairs, and he is willing to construct the all metals bollards
- Briefly discussed the use of umbrellas and was told the Board didn't encourage their use under the trees
- Discuss the use of planters, was told planters are not being encouraged. But is willing to use them in the cafe.
- He's been able to find a black plastic coated chair for use in the cafe area.

Martha Gleason expressed her concern about this impact the cafe will have on Woolworths. They won't be able to display their plants in front of their store. If this cafe is approved.

Mr. Caravati said it doesn't matter to him if the cafe has umbrellas or not. The area under the trees should not require umbrellas. The Board will need to see a sample of the umbrella fabric.

Mr. Caravati also said the location of the cafe should not be a part of the motion. However, he is concern about the impact on Woodworth's Mr. Caravati said the applicant should meet with Woolworths manager and try and work out a solution to the problem.

Mr. Bullard said this is a opportunity for the applicant to work with Woolworths and possibly incorporate their plants into the cafe design. For example a barrier could be created along the southside of the cafe by using Woolworth's plants.

Mr. Wood expressed concern about the base of the bollards. They need to be stable enough so that they won't tip over.

Ms. Thompson and Ms. Hale expressed they concern about the impact this cafe would have on Woolworths. They encouraged the applicant to meet with Woolworths manager to workout a solution.

Mr. Caravati asked about the design of the trash containers?

After further discussion, Mr. Bullard made the following motion:

To approve a Certificate of Appropriateness for the outdoor cafe in the 100 block of West Main Street conditioned upon the following:

- a) The Board is very concerned about the impact the cafe may have on Woolworth's Department Store. The Board wants to be sure there is sufficient space in front of Woolworth's so that the store can display its plants. They request that you meet with Mr. Pete Paggett, the Store Manager and work out an arrangement to leave sufficient space along the southern edge of the cafe so that Woolworth's can continue to display its plants. If an agreement cannot be reached between you and Woolworth's, then the Board cannot support the Cafe in this location.
- b) The style and color of the trash containers must be submitted for administrative approval. A suggestion is to construct a container and place the cans inside.
- c) The proposed bollard must be redesigned so that it is all metal. The base of the bollard must be large enough to keep it from tipping over.
- d) The chain must be black. A sample of the chain to be used must be submitted for administrative review and approval.
- e) Additional items to be displayed within the cafe must be submitted for review and approval.

The motion was seconded by Mr. Caravati and unanimously passed by the members present.

3. **BAR 95-8-487**

218 Water Street
Exterior Renovations
Hans Rapp & Oliver Kuttner, Applicant

Mr. Boger briefly presented the staff report for this item.

Mr. Robin Joslin, contractor was present, and briefly explained the proposed work. Mr. Joslin said the owner had no problem with using a standing seam metal roof over the stairway and walkway.

At this present time, its owners had no color preference.

Mr. Rick Funk Architect, was present and discussed with the Board the proposed exterior work.

Mr. Clyde Cooper, manager of Triangles was present and noted that the color selected for the rear will be nice.

Mr. Brent Nelson 214 South Street was present and said the changes on the rear of this building are welcomed. However, he does have one concern and that is noise. At the present time you can hear the base from the club throughout the neighborhood.

Mr. Foster and Mr. Cooper briefly explained how the interior is design to reduce sound from escaping outside the building.

Mr. Caravati asked if any mechanical equipment is going to be placed on the roof or at the rear of the building.

Mr. Joslin said they will probably be a unit placed at the rear of the building on the ground.

Mr. Caravati said the Board will need to look at the placement and screening of the equipment.

The Board briefly discussed with Mr. Joslin, and Mr. Cooper the painting of these the building's rear wall. It was decided that the applicants should work with the neighbors and select a color scheme and submit the color for approval at a later date.

Mr. Caravati made the motion to approve a Certificate of Appropriateness for the following exterior work on the building at 218 Water Street.

1. Installation of door on the east side of the second floor.
2. Installation of a black platform and stairway for ingress and egress to the site.
3. Replace existing overhead door on rear with aluminum entry doors and frame to match existing doors.
4. A standing seam metal roof over the proposed stairway and on the walkway cover on the rear of the building.

5. The painting of the rear of the building provided the neighbors to the rear are contacted to comment on the proposed color. The colors selected are to be submitted for administrative approval.

In addition to the above items, the Board needs to review the location and screening of all mechanical equipment to be placed outside the building.

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

B. Other Business

Discussion with Mr. William Johnson 222-224 Court Square.

Mr. William Johnson was present and discussed with the Board the possibility of replacing the existing front brick wall on the building at 222-224 Court Square with a wood clapboard wall. Mr. Johnson explained to the Board that his research of the property has shown that there were originally two wood buildings on the site. Apparently over time they were connected with the a brick wall.

Mr. Caravati said the secretary of interior standards does not recommend trying to fabricate the original building. A building evolves over time and the restoration work should reflect these changes.

Mr. Wood read he is hesitant about going back to another material.

Ms. Hale said we are dealing with one building not two buildings.

Ms. Thompson said she is intrigue about the prospect of returning the building's facade to frame.

Mr. Bullard said if the original frame building was there, it would be interesting to restore it.

Mr. Wood said we need to work with what is here now.

Mr. Jonson said he has gotten the feeling from this discussion that the Board would prefer that the facade remain brick and that will be work on restoring the facade with brick.

C. Minutes

No action was taken on the minutes

D. Adjournment

The meeting was adjourned at 4:45 p.m.