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MINUTES
BOARD OF ARCHITECTURAL REVIEW
MAY 20, 1997

Members Present

Kurt Wassenaar, Chairman
Eldon Wood
Gregg Bleam
Pryor Hale
Blake Caravati
Dawn Thompson

Staff Present

Satyendra Singh Huja
Marcia Joseph
Alice Pool

5:04 Meeting began.

BAR 97-05-10 Keller and George Building - Renovations

Marcia Joseph presented the staff report.

Al Tabackman, applicant, stated that he agreed with all the conditions. He then introduced the colors that he proposed to paint the doors and the walls on the new entrances to the 3rd Street side of the building. He stated that only the mechanical equipment will be moved, that the electrical service would remain.

Mr. Tabackman further stated that they would use the same bronze lintel over the new door to match the one over the existing door.

The BAR agreed that the proposed colors were acceptable.

Eldon Wood asked if they had chosen the material for the inset walls.

Mr. Tabackman stated that they would use the same paneling material used in the interior of the Keller and George building, or stone.

Kurt Wassenaar asked if there would be a gate.

Mr. Tabackman stated that it would be open to the mall.

Mr. Wassenaar then asked if the area would be lit.

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Mr. Tabackman stated that the lighting would be inside the building.

Mr. Wassenaar then asked if there was any public comment. There was none.

Blake Caravati asked if the lintel were lowered, would they have to replace the area with marble or stone.

Mr. Tabackman stated that they could use the existing marble below the window.

Mr. Wood stated that he had no problem with the request.

Gregg Blean questioned the color of the railing proposed for the back of the building.

Mr. Tabackman said that it would be painted black.

Mr. Caravati questioned the mechanical equipment shielding.

Mr. Tabackman said that the mechanical equipment would be located behind a parapet wall.

Mr. Caravati moved to approve the request with a member of the BAR and staff to grant administrative approval of the certificate of appropriateness with the following conditions:

- 1) The method of lighting is shown and approved.**
- 2) The material proposed for use in the door inset area is approved.**
- 3) The method of shielding the mechanical equipment is approved.**

Mr. Wood seconded the motion.

The BAR voted unanimously to approve the request.

BAR 97-05-11 BRASA Painting

Marcia Joseph presented the staff report.

Representing the applicant, Mr. Charlie Kabbash stated that the applicant was new in town and was not aware of the regulations. He stated that there may be further modifications that would require review by the BAR.

Mr. Wassenaar asked how long it may take to make the submission.

Mr. Kabbash stated that he was not sure what the proper approach would be.

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Mr. Wassenaar then asked for public comment, there being none, the board proceeded to discuss the item.

Dawn Thompson questioned the multicolored sign.

Mr. Wassenaar said that the sign and the glass enclosure were not part of the current request.

Mr. Huja stated that the question in front of the BAR was the bright color the building had been painted.

Mr. Caravati stated that he did not support the existing color. He asked if the board had to act within 60 - 90 days.

Mr. Huja stated that the applicant could come in for the next BAR meeting.

Pryor Hale arrived at 5:20 p.m.

Mr. Wassenaar moved to deny the paint color proposed and allow the applicant to submit an application within thirty days that would show all the proposed changes to the building.

Mr. Caravati seconded the motion.

Mr. Wood stated that he had more problem with the green color than the yellow.

Mr. Kabbash asked if the green were toned down would the yellow be acceptable.

Mr. Wassenaar said that because of the decision made on the Mono Loco site, he expected that a muted color would be more acceptable.

Pryor Hale stated that she felt that they should look at the whole package.

The BAR voted unanimously to approve Mr. Wassenaar's motion.

Advanced Auto - Preliminary Conference

Marcia Joseph read the staff report.

Ms. Galione, representing the applicant, presented the item to the board. She stated that the concept was to change the image of the Advanced Auto store. The exposed brick would carry through and allow the building to be connected. She stated that pushing the window back would give a sense of thickness to the stucco. She said that the existing structure did not allow for a great variety of options. The larger space on the facade was to create a space for the entrance.

Ms. Galione then discussed the awning. She said that this was to create a lightness that would protect from sunlight.

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Mr. Caravati stated that he could not support the use of fiber glass for the awning material. He said that he could support the brick and stucco.

Ms. Galione said the brick would be painted and the stucco scored to resemble stone.

Mr. Caravati asked if they knew where the sign would be placed.

Ms. Galione said that they did not, but would submit the signs with the final submission.

Mr. Wassenaar asked if there were public input.

Mr. Tabackman stated that he thought it was a great improvement, and that the awning over Keller and George was held up with chains.

Martha Gleason stated that she loved the colors painted on the 3rd Street side.

Mr. Wood asked about the brick shown.

Ms. Galione said that the brick was original unclad brick, and that the brick was not in good condition, and that the concrete block on the top of the building would be covered with stucco.

Mr. Huja stated that the two major issues for discussion were the stucco and the fiberglass.

Mr. Wassenaar stated that he felt more comfortable with the use of glass rather than fiber glass. He said that he didn't want to start a precedent by using fiberglass. He asked if the stucco was really dryvit.

Ms. Galione said that they would be using dryvit.

Mr. Wassenaar stated that because of the lot line clearances on this site, that he could support using dryvit.

Mr. Wood stated that there would have to be vertical joints in some places.

Mr. Huja said that there would be three new members soon and reminded the applicant that this was a preliminary conference.

Mr. Wood said that the awning served a purpose and would cast a shadow.

Ms. Galione said that she wanted to achieve some lightness of the structure and that the frame work on the awning would help, and that the shadows would add texture.

Mr. Bleam said that he appreciated all the information submitted and would like to see the awning in glass. He said that the awning would add a more modern view in a positive way.

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Ms. Hale said that she agreed and that this application was a model for the preliminary conference process.

Mr. Caravati said he had nothing further to say.

Ms. Thompson said that she agrees that the application is good. She said she could not support a fiberglass awning.

Ms. Galione said that the process had been of help to her.

Ridge Street Historic District

Alice Pool presented the item. She discussed the funding and the process that has been used for this project.

R.T. asked what was planned for vacant property that had not been included in the proposal.

Mr. Huja stated that the city was filling the area.

Mr. Wassenaar said that he was happy to see the vacant land that had been included in the proposed district.

Mr. Huja stated that at the neighborhood meetings that had been held people expressed concern that this would be just another level of review.

R.T. said that it would be hard to promote this area as opposed to other districts.

Mr. Huja stated that the ordinance allowed specific structures to be designated for protection, and that vacant land could be designated for review.

Mr. Wassenaar said if we want to have a good looking city we have to start somewhere, and that we should include broad areas.

Mr. Johnson stated that Ridge Street is a historical street.

Ms. Galione said that perception is important, and that protection is important. She said that she felt it was necessary to educate people to the process.

R. T. stated that a listening tour would be good for the area using the oral history of the area that has been recorded.

Mr. Wood said that when the oral history was done there seemed to be support for a district because the cultural history was different. He said however, that at the Tonsler Park meeting there did not seem to be a ground swell of support for the concept.

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Mr. Wassenaar then asked if there was a negative response to the study, should it continue.

Mr. Huja said that staff was looking for guidance and what should be done with the report.

Mr. Wassenaar said that he would like to see the study proceed and that if there was a perception about BAR procedures then the BAR should discuss that.

Ms. Hale stated that one of the values is maintenance of neighborhoods and we should do more to ally fears and protect the cultural content of the areas. She suggested this be done by making more people aware of the revolving low interest loan that is available.

Mr. Caravati said that maybe a conservation district was more appropriate. He said he felt he needed more time to go and look at the individual houses. He discussed the fact that maintenance required was not different in the historic districts than in any other neighborhood.

Mr. Wassenaar stated that it would be beneficial to have a resident of the neighborhood to participate on the BAR.

The board asked for the minutes to the Tonsler Park meetings.

Brent Nelson discussed the Thomas Tire site. He said that the developer had received administrative approval to place storage containers on the site.

Mr. Wassenaar with the rest of the board in agreement said that this would be brought before the board for their review.

Mr. Wassenaar then stated that the board must discuss the transition for new members and a new chairman.

Mr. Caravati moved to approve the minutes dated April 15, 1997.

Ms. Thompson seconded the motion. The motion was approved by Mr. Caravati and Ms. Thompson with Mr. Blean, Ms. Hale, and Mr. Wassenaar abstaining.