

MINUTES
BOARD OF ARCHITECTURAL REVIEW
JUNE 17, 1997

Members Present

Kurt Wassenaar, Chairman
Todd Bullard, Vice Chairman
Joan Fenton
Blake Caravati
Dawn Thompson
Michael May

Staff Present

Marcia Joseph

5:06 Meeting convened.

BAR 97-06-12 801 East High Street

Marcia Joseph presented the staff report.

Kurt Wassenaar explained the review process to the new members and members of the public.

Nancy Long, architect representing the project, explained that the Xerox page elevation illustrated a change in the porch design. She said that she had placed a transom over the door to increase the light available in the conference room located in the basement on a lower floor. She said that the concrete slab would be removed and replaced.

She continued to say that the proposed porch was not replicating the porch that had been original to the house. She was making the design respond to the existing architecture by using a carpenter style rake along the roof line.

Todd Bullard asked if there was a reason to place slate on the porch roof.

Ms. Long responded that the material used on the gable end of the house facing High Street was also slate.

Mr. Wassenaar asked how the porch fit into the building.

Ms. Long answered that it would be bolted into the brick, but could be bolted into a mortar joint.

Mr. Wassenaar said that usually a half column was used at the back of the porch to receive the railing.

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Ms. Long said that she had been contemplating a pilaster full or half height.

Blake Caravati asked if the columns would be wood and square.

Ms. Long said that the columns would be wood chamfered with lambs tongue.

Michael May asked what the balustrade would be like.

Ms. Long stated that they would be carpenter style, vertical boards with an eyelet style.

Mr. May asked if the original porch had a gable roof.

Ms. Long said that the original roof had been shed or mansard.

Mr. Wassenaar said that he was concerned with the metal rail in juxtaposition with the new wooden rail.

Ms. Long stated that it would be problematic to replace the metal with wood because it would deteriorate quickly.

Mr. Bullard said that the new railing should be done in wood, with the metal replaced by wood in time.

Ms. Long said that the 1950's renovation included a retaining wall that will be replaced and the rail could be replaced at that time.

Mr. Wassenaar said that the wood could be capped with metal.

Ms. Long said that all the railings would be painted the same color.

Mr. Wassenaar asked if there was public comment, there being none the meeting was closed to the public.

Mr. Wassenaar indicated that he had no problem with removing the stair on the rear of the building.

Mr. Caravati said that he thought the triangle over the door seemed odd.

Ms. Long said that she would be using tongue and groove siding in the area around the triangle.

Mr. Caravati said that it would still look like a flattened arch.

Mr. Wassenaar asked what would be seen looking up at the porch roof.

Ms Long stated that the rafters would be exposed and they would mimic the arch.

Mr. Wassenaar said that he felt that the logic behind using the slate roof was excellent, but since it is an addition, it would work equally well with a metal roof. He said that he had no problems with the rest of the application.

Mr. Bullard said that all the new railing should be made of the same material.

Ms. Long stated that she thought the porch should be wood.

Mr. May said that he thought wood should also be used on the retaining wall.

Mr. Wassenaar asked if they could use brick walls.

Ms. Long said that brick would block the light into the conference room.

Ms. Fenton said that the application was attractive and that she agreed that the metal roof would be more appropriate. She stated that she had no problem with removing the back stair.

Mr. Bullard said that he was comfortable with the project as a whole, and felt that the railing should be consistent material all around.

Ms. Thompson agreed that the wood rail should be all around.

Mr. Caravati said that he agreed with the wood rail all around and that he was still bothered by the transom.

Mr. Wassenaar said that if the material used is tongue and groove the transom will work better.

Mr. May said that tongue and groove horizontally would work well and he agreed that the railing in the front projected part should be all wood.

Mr. Bullard moved to approve the application subject to the following conditions:

- 1) The roof of the porch should be metal,**
- 2) The new railings should be wood,**
- 3) The colors should be reviewed and approved administratively,**
- 4) A pilaster should complete the porch structure against the wall,**
- 5) The approval includes removing the stair in the rear (as submitted), and**
- 6) Tongue and groove siding will be used in the pediment area of the porch.**

Mr. Caravati seconded the motion. The board unanimously approved the motion.

BAR 97-06-13 201 East Market Street

Ms. Joseph presented the staff report.

Bill Lyons represented the Library. He stated that it has been impossible to find the globe replacement for the lamp. He said the company that manufactured the lamp has been out of business for years.

Mr. Wassenaar asked for public comment.

Martha Gleason asked if it was the globe that they had problem replacing.

Mr. Lyons answered yes.

Mr. Wassenaar said that the problem may be solved by welding on a new light fixture.

Ms. Gleason asked if the posts would be replaced, and stated that she did not like the posts.

Mr. Lyons said that they were proposing replacing the posts.

Mr. Tabackman said that he liked the posts.

Ms. Fenton suggested that they leave the posts as a decorative feature and place wall mounted lights on this side of the building that match the wall lights mounted on the front of the building. She stated that she would not like to see them removed.

Mr. Bullard offered to look in catalogs for a replacement fixture.

Ms. Thompson asked if they were original to the building.

Ms. Joseph answered that she did not know.

Mr. Caravati said that he had done replacements before.

Mr. Wassenaar moved to deny the application and set up a committee with Mr. Caravati and Mr. Bullard to come up with a solution to replace the light fixture.

Ms. Thompson seconded the motion. The board voted unanimously to deny the application.

BAR 97-06-14 333 West Main Street

Ms. Joseph presented the staff report.

Jim Gilbert, the owner of the restaurant, represented the project. He explained that the proposed deck would provide outside dining. He said that he felt this concept was more suitable than those he had pursued in the past.

He stated that he wanted to plant some sort of Ivy to trail up the trellis, he would like to use pressure treated lumber on the deck floor, and that the building with the sky lights was not part of the original structure.

Mr. Wassenaar asked if there was public comment, there being none he closed the public part of the meeting. He then asked if there were windows on the building next door.

Mr. Gilbert stated that there were none.

Mr. Caravati asked what the deck would be bearing on.

Mr. Gilbert said there would be steel columns in the alley way.

Mr. Wassenaar said he felt the back of the deck would be in view.

Mr. Gilbert said that the back of the deck would look the same as the front of the deck.

Mr. May asked how far the deck would come up on the building.

Mr. Wassenaar said that the deck would come up to the top of the exterior stair.

Ms. Thompson asked if one of the windows would become a door.

The answer was yes and it was agreed that the door construction would require BAR review.

Mr. Caravati said he had some concerns on the structural supports.

Mr. Wassenaar said that he would like to see the deck tie into the other building. He said that columns that match the pilasters should be visible. He said that he had no problem with the concept.

Ms. Fenton said she could support the concept.

Ms. Thompson agreed.

Mr. Bullard said he had no problem with the concept, however, he felt that the board needed more information. He said he was concerned about building codes and fire rating because of the close proximity of deck and building.

Ms. Thompson said that the board would like to review the plantings proposed.

Mr. Gilbert stated that he proposes putting in a plant that trails.

Ms. Thompson stated that the trellis should be strong, and suggested that it could grow up from the street level.

Mr. Caravati stated that he would encourage the applicant to move forward, he suggested that the same technique used on the synagogue could be used for the trellis on this project.

Ms. Thompson asked what was indicated on the front of the building.

Mr. Gilbert said that there had been a fence in the front, but it was not part of this application.

Mr. May stated that he felt that this proposal was a good idea, but agreed that he needed to see more details.

Ms. Fenton stated that we had never answered the question about pressure treated lumber.

Mr. Wassenaar stated that it could be used if it is not visible. **He then asked Mr. Gilbert if he wished to withdraw his application until the details could be worked out.**

Mr. Gilbert then formally withdrew his application and agreed to submit further information for review.

BAR 97-06-15 411 East Main Street

The applicant has requested deferral to the next meeting. The board was briefed on the project, discussed the issue, and heard comments from the public. Mr. Wassenaar informed the board that a master plan for the facade had been presented to the board several years ago. He said that the city should move forward immediately to try and find the original windows.

Mr. Caravati said that he didn't think the city should have the responsibility of finding the windows, and that the applicant should have that responsibility.

Mr. Wassenaar said that he felt the applicant should be notified immediately that the board would expect the original windows returned or new windows made to exact replication of the original windows.

Mr. May and Ms Fenton stated that they agree.

South Street Downtown Tire

Staff explained that the item will be reviewed at the July meeting.

Mr. Caravati indicated that the item had been before the Planning Commission and that he expected to see a site plan other than the first site plan that had been submitted. He stated that the Planning Commission expects the BAR to review the plan and after BAR review it will be reviewed by the Planning Commission.

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Mr. Wassenaar said that he expected to see the applicant meet the submission requirements as a normal presentation under the BAR guidelines.

Mr. Caravati asked if the work could be stopped.

Ms. Joseph answered that the applicant had received a letter from the Department of Community Development requesting that the work be completed by July 1, 1997.

Discussion followed on the administrative approval process.

Ms. Thompson asked what use was proposed.

Ms. Gleason answered that it would be used for storage.

Mr. Wassenaar asked if counsel was aware of the project.

Mr. Caravati answered that they were.

Mr. Wassenaar asked staff to make Mr. Kuttner aware that:

- 1) **The information submitted thus far is insufficient to make a review.**
- 2) **The work done so far is in violation of the design guidelines.**
- 3) **If he proceeds with the work he risks denial by the BAR.**

The board then discussed a joint work session with the Urban Design Committee to discuss the West Main Street Design Guidelines. Staff was asked to poll the BAR and find a suitable meeting date in July.

Mr. Wassenaar then discussed the proposed Jefferson National Bank project, and stated that the project would be presented to the BAR during the July meeting.

The Keller and George alteration was discussed;

door color - dark metal

repaint front - dark to match the marble.

Monsoon furniture was discussed:

the original approval for black mesh furniture was amended to allow the green resin furniture.

Mr. Wassenaar moved to amend the approval to allow the green resin,

Mr. Caravati seconded, the board voted unanimously to approve the use of green resin furniture.

General discussion on:

revision BAR member list - start date and term date

board transition

meeting for new members to meet long standing members

historic week

administrative review - meeting adjourned 6:50 PM.

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