

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
NOVEMBER 22, 1988

PRESENT:

Robert Moje, Chairman
Robert Freer
Jean Hiatt
Margaret Van Yahres
Don Sours
Larry Herbert

STAFF PRESENT:

Fred Boger

Mr. Moje called the meeting to order at 4:04 p.m. and called for consideration of the minutes.

A. MINUTES

1. The minutes of the October 25, 1988, regular meeting were unanimously approved by all members present.

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. BAR 88-11-317

304 E. Jefferson Street
New Tin Roof
John G. McCrory, Applicant

Mr. Boger briefly presented the staff, and concluded his presentation stating that staff preferred the use of slate on this building. However, a standing seam metal roof would be acceptable for use on this roof.

Mr. McCrory was present and briefly explained why the slate roof had to be replaced.

Mr. Gilpin moved to approve the application with the following conditions:

- a. A sample of the metal with the proposed seam is to be submitted to staff for review.
- b. The new metal roof is to be painted with Calbar Slate Gray paint.

The motion was seconded by Mr. Freer and unanimously passed by all members present.

2. BAR 88-11-318

619 E. High Street
Exterior Changes
619 E. High Street LTD.
Partnership, Applicant

Mr. Boger stated that staff has reviewed the application and cannot support the installation of the skylights on the east side of the roof as proposed. The number and style of skylights are not appropriate on this side

of the roof because they fail to relate to the architectural style of this building. Gabled dormers may be an appropriate design solution for providing light into the third floor. Also, we have reservations about the proposed style of the new exterior light fixtures. These light fixtures appear too contemporary in style for this building. A more traditional style of light fixture would be more appropriate for use on this building.

Mr. Kurt Wassenaar, architect and partner in the project, was present and went into more detail about the proposed exterior work on the building.

Mr. Sours asked what is the present use of the building. Mr. Wassenaar said there are two offices on the ground floor, one office on the first floor and three residences on the third.

Mr. Moje asked what kind of skylights will be used. Mr. Wassenaar said Velox skylights will be used. The only thing that would be seen is a slight reflection from the glass.

Mr. Gilpin said he preferred the skylights instead of the dormers because the use of skylights is a better architectural solution than dormers.

Mr. Moje said either the use of skylights or dormers would be acceptable for use on this building.

Mr. Herbert asked if the number of skylights could be reduced. Mr. Wassenaar said yes, and presented a plan showing a reduction in the number of skylights.

Ms. Van Yahres said a coordinated landscape plan should be prepared for the property. The boxwoods may have to be relocated or removed.

Following further discussion, Mr. Gilpin made the motion to approve the Certificate of Appropriateness on condition that the the following exterior work be completed:

- a. Minor landscaping as shown on the revised plan. Also, permission is given to remove or relocate the boxwoods in order to promote a better co-ordinated landscaped plan.
- b. Minor repair work on the exterior of the building such as caulking and repointing of brick as necessary, etc.
- c. The addition of skylights on the roof as shown on the revised plan presented to the Board at the November 22, 1988, meeting. Specifications on the skylights must be presented to staff for administrative review.
- d. The addition of the rear deck to the third floor with entry as shown on the plans.

- e. Repainting of the trim on the building the same color, and the repainting of the porch ceilings with Sherwin Williams #BM 33-30 paint (blueish gray).
- f. The addition of storage lockers under the rear porch as shown on the plans.
- g. The design of the proposed exterior sidelights is unacceptable for use on this building. The applicant is requested to make a new selection which would be more in keeping with the architectural style of the building. The specifications on the new exterior sidelights must be submitted to staff for administrative review and approval.

The motion was seconded by Ms. Van Yahres and unanimously passed by the Board.

3. BAR 87-10-293

205 E. High Street
Fence Color
James Heywood, Applicant

Mr. Boger briefly presented the staff report. After a brief discussion, Ms. Van Yahres made the motion to approve a Certificate of Appropriateness to paint both sides of the fence in the rear yard with an Olympic Weather Screen solid color, "Cape Cod Gray". The motion was seconded and unanimously passed by the Board.

4. BAR 88-11-319

208 7th Street
Exterior Changes
Liberty Corporation
Applicant

Mr. Boger briefly presented the staff report. After a brief discussion, Mr. Sours moved to approve a Certificate of Appropriateness with the following conditions:

- a) That the improvements are constructed according to the final approved site plan.
- b) Any work made to the exterior of any of the buildings must match the existing work on that building. Any changes to the exterior of the buildings must be approved by the Board.
- c) The Board encourages the applicant to consider developing a natural planting screen to hide the parking area from public view.

The motion was seconded by Mr. Freer and unanimously passed by the Board.

C. OTHER BUSINESS

Mr. Freer informed the Board that, due to increased duties at his place of

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employment, he can no longer serve as the Board's representative to the Landmarks Commission. Therefore, he must resign from the Landmarks Commission. A brief discussion followed on appointing another representative, but the matter was deferred until a later date.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none

E. CHAIRMAN'S REPORT

F. BOARD MEMBERS' REPORTS

There were none

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none

There being no further business to discuss, the meeting was adjourned at 5:20 p.m.

FMB/vm