

**MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
NOVEMBER 19, 1991**

Present:

Kurt Wassenaar, Chairman
Peggy Van Yahres
Jean Hiatt
Larry Herbert
M. Jack Rinehart
Todd Bullard
Blake Caravati

Absent

Genevieve Keller
Courtney Sargeant

Staff Present

Satyendra Singh Huja
Fred Boger
Vera Mason

Mr. Wassenaar, Chairman, called the meeting to order at 3:30 p.m. and suggested that the minutes for October 15, 1991, be reviewed at the end of the meeting.

I CARTER GILMER PLACE

Jack Rudolph, property manager, was present and described his efforts to save the five major trees on site. The elm and hickory trees had lost some of their roots and Mr. Rudolph was feeding and pruning them to try to bring them back to health. The pecan tree was showing the most dead branches due to a lightning strike. The Linden tree had been roped off during construction, but appeared to have died following two bolts of lightning. The Linden now poses a hazard as it is overhanging the power lines. If it needs to be removed, a Heritage Birch would be a good substitute. The Dutch Elm tree lost some of its roots, but had good leaves up until the first of August when attacks by the leaf beetle caused the leaves to drop. Mr. Rudolph said he had spent \$2,000.00 pruning and feeding the trees. He said he would do whatever is necessary to preserve the trees and would buy other shrubs as required.

Larry Herbert said lightning rods should be used to protect remaining trees. Jim Grigg, architect, with Daggett and Grigg, was present and said that Mr. Rudolph was looking for the right authority to advise him what to do. He said he thought the City should pay for any lightning rods to preserve the trees. Peggy Van Yahres said that when she was on the Downtown Board of Architectural Review, this project was very controversial and the DBAR did not wish to approve it. The DBAR did require extensive efforts to preserve the trees, which did suffer from the construction. She said the pecan tree was hit by lightning in July; it received the most pruning, but then started to deteriorate. If it dies, it should be replaced with another shade tree. The elm is the healthiest tree at present.

Mr. Caravati asked Mr. Boger if he had enforced the tree protection plan. Mr. Boger responded that he had tried to, but because of lack of staff, the

Ms. Van Yahres wondered whether the sidewalk had to impact trees. She suggested the sidewalk come straight out, the steps be removed and the wall patched. She then asked if any utilities would be coming within the fenced area. Mr. Grigg said the electricity will probably come in from 15th Street. The motion passed by the following vote: Ayes: Wassenaar, Van Yahres, Rinehart, Hiatt, Bullard, Caravati, Herbert; Noes: 0; Abstentions: 0.

III MINUTES

A motion was made by Larry Herbert, seconded by Jack Rinehart that the minutes of the October 15, 1991, meeting be approved. The motion passed by the following vote: (Ayes: 7 - Van Yahres, Hiatt, Bullard, Caravati, Wassenaar Herbert, Rinehart), subject to the correction of the spelling of the word "pyracanta" which appeared on page two, under item 3. The correct spelling is "pyracantha".

IV OTHER BUSINESS

Mr. Huja suggested that the Board get together some time early in 1992 to discuss ideas for proceeding with historic preservation and planning for the year. Ms. Hiatt said she would be leaving the Board and that any meetings should be held with new members present. She also suggested that a sub-committee be formed which would be responsible for bringing forward houses for consideration for historic preservation.

Larry Herbert also said he would be stepping down and suggested the function of the Historic Landmarks Commission should be made clear.

Mr. Wassenaar suggested better guidelines be developed for vending carts, tables, and cafes on the Downtown Mall. Mr. Caravati said some of the tables are ludicrous and we should be consistent in applying the rules. Mr. Huja said he didn't like the "rag-tag" look of things on the Mall and would welcome some guidelines on that issue. Ms. Van Yahres said she would like to see the Woolen Mills Chapel put under the Board's supervision. Mr. Huja said he could bring a list of structures on the Federal and State Registers to the next meeting for the Board's review. After the Board's review the final list should then go to the Planning Commission for action. Mr. Huja asked Ms. Van Yahres if she would head the meetings and she said she would. Ms. Van Yahres said that in order to preserve the trees on Mr. Stultz's property, they should be fed and pruned before construction.

Mr. Wassenaar suggested February would be a good time for the Board and new members to get together and Mr. Huja agreed with this timetable.

V ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 4:30 p.m.