

MINUTES OF THE  
BOARD OF ARCHITECTURAL REVIEW

DECEMBER 17, 1991

Present:

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

Absent:

Peggy Van Yahres  
Courtney Sargeant  
Genevieve Keller

Staff Present:

Fred Boger  
Vera Mason

Mr. Wassenaar, Chairman, called the meeting to order at 3:35 p.m. and suggested that the minutes for November 19, 1991 be reviewed at the end of the meeting.

**I. CERTIFICATES OF APPROPRIATENESS**

1. BAR 91-09-368

418 5th St. SW. New Addition  
Arlene B. Sweeney, Applicant

Mr. Boger presented the staff report stating that there were no objections to the revised addition, but staff would recommend requiring a landscape plan to replace the trees being taken down should the Board approve the revised plans and the removal of the box elder and cedar trees.

Mr. Jim Boyd, architect, was present and responded to a question concerning the removal of the bay window by saying that a double-hung window would be installed instead of the bay window. He also mentioned that the door on the second floor would be left in place and that it cannot be opened. Mr. Rinehart asked why all three of the trees had to be removed. Mr. Boyd replied that they were not good specimens and one had a double trunk. Mr. Boyd also stated that there were several plants on the property, but he did not know what they were as the yard was so overgrown. In answer to Mr. Rinehart's question concerning rehabilitating the property, Mr. Boyd stated there would be re-wiring, repair of the rear wall by re-pointing.

Mr. Bullard asked why the door could not be opened and Mr. Boyd responded that it was typical of the period to have an unopenable door. Mr. Rinehart asked if the house was to be used as a rental property and Mr. Boyd said yes otherwise the Sweeneys could not obtain the tax credits they are applying for.

Mr. Rinehart made the motion that the addition be approved, subject to final review by the Board of light fixtures, repairs, and the revised landscape scheme. Mr. Bullard seconded the motion, and it passed by the following vote: Ayes: Wassenaar, Rinehart, Hiatt, Bullard, Caravati, Herbert; Noes: 0; Abstentions: 0

Following a general discussion about the future plans for that block, Mr. Wassenaar made the motion that the rubber membrane be approved for the roof. This was seconded by Jack Rinehart and passed by the following vote: Ayes: Kurt Wassenaar, Jean Hiatt, Larry Herbert, Jack Rinehart, Todd Bullard, Blake Caravati; Noes: 0: Abstentions: 0.

4. BAR 91-12-373

414 E. Main St. Vending Stand  
Franks, Inc. Applicant

Mr. Boger presented the staff report stating that staff approves the hot dog stand with the exception of there being too many logo signs. The Vending Ordinance permits only one logo sign and one price sign which are not to exceed two square feet in size. Mr. Frank Lucente was present and stated the stand is stainless steel and not aluminum. He also thought two logo signs were necessary so that people coming from the west end of the Mall could see one sign, and people coming from the east end of the Mall could also see one sign. Two signs would not be seen at the same time. Mr. Boger stated that Mr. Lucente would have to go before City Council to get the ordinance changed if he wanted two logo signs. He stated the Board does not have the authority to change the Vending Ordinance. Mr. Rinehart made the motion that the Board approve the design of the stand and the umbrella. This was seconded by Todd Bullard and passed by the following vote: Kurt Wassenaar, Jean Hiatt, Larry Herbert, Jack Rinehart, Todd Bullard, Blake Caravati; Noes: 0: Abstentions: 0

## 2. MINUTES

After reviewing the minutes of the November 19, 1991 meeting, Mr. Wassenaar made the motion that they be adopted, subject to the following corrections:

Page 1, Item 1, Paragraph 1, lines 7 & 8 - instead of the words "a Heritage Birch"... , the sentence should read "he thought a Heritage Birch", etc.

Second Paragraph, line 1 - instead of "Larry Herbert said", the sentence should read "Larry Herbert suggested", etc.

Second Paragraph, Third and Fourth Sentences - These should read as follows:

"Ms. Van Yahres said that before the two boards were consolidated, a member of of the Downtown Board asked that we not approve this project because it meant the moving of an outbuilding. However, the Board of Architectural Review did approve it and did require extensive efforts to preserve the trees; however the trees did suffer considerable damage during construction."

Page Two, Item II, Case 2, last two words of first paragraph - The word "oak" should be inserted between the words "white trees". Third Paragraph of above Item, second line, the words "would be" placed, etc. should be replaced with the single word "were".

Todd Bullard seconded the motion and it passed by the following vote: Ayes: Kurt Wassenaar, Jean Hiatt, Larry Herbert, Jack Rinehart, Todd Bullard, and Blake Caravati.