

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 15, 1992

Present:

Kurt Wassenaar
Blake Caravati
Todd Bullard
Pryor Hale
Eldon Wood
Dawn Thompson
Peggy Van Yahres

Absent:

None

Staff Present:

Fred Boger
Vera Mason, Recording Sec.

Mr. Wassenaar opened the meeting at 3:35 p.m. and stated the minutes would be dispensed with at the end of the meeting.

A. TREES REMOVED AT 801 PARK STREET

Mr. Boger presented the staff report and said a large hemlock in front of the house at the above address had been cut down and that three other trees had had their limbs cut, two extensively. Mrs. Coleman, owner, was present and stated she was unaware her property was in the Architectural Design Control District. Also, both she and her husband were out of the country when the work was done. Mr. Howard Clark, of Clark Tree Service, was present and said the trees were cut because they were insect-infested and dangerous. There was fear of the branches falling and hurting people and/or property.

Mr. Alan Jones of Bartlett Tree Experts was present and stated there is a way to evaluate trees to see if they are hazardous. The City has to be able to understand what constitutes hazardous trees. Ms. Van Yahres stated there should be some replacement of the trees along Parkhill that would have some public benefit. Mrs. Coleman said she would be willing to replace the trees along Parkhill, and would welcome some advice as to where to plant them.

Mr. Caravati said he would like to see in writing the reasons Mr. Clark gave for removing the hemlock and pruning the other trees. Mr. Caravati also stated that the tree ordinance calls for replacement of trees, and if it can be determined what the canopy was of the four trees, then that same size canopy should be sought when selecting replacement trees. Mr. Wood said that the owners should document what was said to Board members and then they should bring back a plan of what trees would be used as replacements and where they would be located.

plan was to replace windows on the second and third floors with either vinyl-clad double hung windows which opened inward, or wooden double-hung windows, similar to those of adjoining properties. Mr. Boger noted that the Board had denied vinyl windows in the past on the Mall.

Mr. Edward Wacker, contractor, was present and said he would prefer using vinyl windows for maintenance purposes and that they offer 7/8" of insulated glass instead of 1/2" glass.

Mr. Bullard and Mr. Caravati said they prefer the wooden windows. Mr. Bullard made the motion that the application be approved contingent upon one over one wooden windows being installed in an off-white or white color. Also, there is to be no metal on the outside of the window, only wood. Mr. Caravati seconded the motion and it passed by the following vote: Ayes: Kurt Wassenaar, Blake Caravati, Todd Bullard, Peggy Van Yahres, Pryor Hale, Eldon Wood and Dawn Thompson. Noes: 0. Abstentions: 0.

3. BAR 92-9-394

206 Fifth Street NE - New Doors
Douglas Gilpin, Owner

Mr. Gilpin was present and stated that he wanted to make the entrance to the building at 206 Fifth Street NE handicap accessible. He planned to put in new wooden door the same as the existing one, only wider - the color will be the same. The new door will have flanking sidelights. The sidewalk will be removed and re-installed at the entrance at a higher level to accommodate the removal of the step from the entrance. It will slope from building to existing curb. The old, metal sidewalk access door will also be removed.

Todd Bullard made the motion that the Board approve the application as submitted. This was seconded by Eldon Wood and passed by the following vote: Ayes: Kurt Wassenaar, Blake Caravati, Todd Bullard, Peggy Van Yahres, Pryor Hale, Eldon Wood, Dawn Thompson. Noes: 0; Abstentions: 0.

C. 402 DICE STREET

Mr. Boger informed the Board that he had cited Mr. Robert Barbour, owner of 402 Dice Street, about the numerous violations of the Historic Preservation Ordinance. Mr. Barbour asked Mr. Boger whether the two new windows on the east side of the building would have to be replaced. Mr. Bullard indicated that the condition of the house was such that the windows seemed to be the least of the problems. He expressed concern about Mr. Barbour having to spend a lot of money on replacing the new windows and then not having enough money for other repair work.

Mr. Wassenaar suggested that Mr. Barbour finish the repair work on the house first and then have the windows put in. Mr. Bullard said he would be willing to work with Mr. Barbour, Mr. Wayne Hall, contractor and Mr. Boger to advise Mr. Barbour as to what the priorities are.

would cause some problems for Fred Boger and Jimmy Davis.

The question of Preddy Ray of Richmond's Jackson Ward came up. Apparently Mr. Ray had started a non-profit housing corporation which assisted low-income people with renovating historic buildings. Ms. Hale suggested someone one talk to this Board to get some feedback from it. Another suggestion was for a joint public hearing to allow the public to express their views. Mr. Caravati said that the poor and elderly would need financial assistance in fixing up their homes.

Mr. Wassenaar stated that one of the conditions of using the revolving funds is that the owners agree to submit their properties to the BAR for preservation guidelines control. If someone wants to volunteer their property on to the Architectural Design Control list, they may do so. The question of application fees being charged was briefly discussed, but no figures were mentioned. Some properties need to be improved but not at such a cost that the repair work would be unaffordable.

Mr. Wood wondered if there would be any interest in putting on a workshop for owners of historic properties. Mr. Wood felt it would be helpful for setting a positive attitude for people who own properties, and in explaining how they can be maintained.

Mrs. Van Yahres said a member of the Board should attend the meetings. Mr. Caravati suggested some good books could be bought *in addition to* ~~rather than~~ attending a workshop. It was suggested the library might have some materials on historic preservation, and Ms. Hale said she would find out what resources the library has.

It was noted that Maplewood Cemetery was not mentioned on the historic preservation list and it was felt it should be there. Ms. Van Yahres said that if properties are worthy of being placed on the National Register then they should also come under local control.

D. SUB-COMMITTEE REPORTS

1. Awards Committee - The Awards Committee had suggested that five people serve on the jury which would select projects for special recognition. These are: Ginny Keller, Larry Herbert, Jack Rinehart, Eldon Wood and Mike Bednar. Mr. Caravati said he would be glad to serve. One opinion expressed was that AIA architects might be willing to develop a list of buildings for compliance on the Mall.
2. Design Standards Committee - Mr. Wassenaar said he would take over the chairmanship of the Design Standards Committee.