

DRAFT

MINUTES OF
BOARD OF ARCHITECTURAL REVIEW MEETING
FEBRUARY 16, 1993

Present:

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

Absent:

Staff Present:

Satyendra Singh Huja
Fred Boger
Vera Mason, Recording Sec.

Representative:

Ashlyn Smith, NDRA

Before the meeting was officially opened, Mr. Boger stated, that two members of the Board were needed to look at the brick to be used for the parking garage on Water Street. After some discussion it was agreed that Kurt Wassenaar, Dawn Thompson and Fred Boger would meet with VMDO Architects by the construction trailer on Thursday, February 18, 1993 at 2:00 p.m.

Mr. Wassenaar, Chairman, officially opened the meeting at 3:40 p.m.

A. MINUTES

Mr. Wassenaar made a motion to approve the minutes of the January 19, 1993 meeting with the following corrections, and this was seconded by Ms. Hale and was approved by the following vote: Ayes: Mr. Wassenaar, Ms. Thompson, Mr. Wood, Ms. Van Yahres, Ms. de Jarnette and Ms. Hale. Noes: 0. Abstentions: Mr. Caravati and Mr. Bullard.

- a) First page, last paragraph second line sixth word along should be "as" instead of "is".
- b) The first sentence of the first paragraph under "Sub-Committee Reports" is to be completely deleted.
- c) The second sentence of the second paragraph is to be completely deleted.

A motion was made by Mr. Wassenaar to approve the minutes of the December 15, 1992 meeting. This was seconded by Ms. Van Yahres and was approved by the following vote: Ayes: Mr. Wassenaar, Ms. Van Yahres, Ms. Thompson, Mr. Wood, Ms. de Jarnette, Mr. Bullard and Ms. Hale. Noes: 0. Abstentions: Mr. Caravati.

B. DOWNTOWN MALL EXTENSION

Mr. Huja informed the Board that he would be unable to give them an update

he had hoped to give them as the drawings had not yet come in.

C. WORK SESSION

a) INTRODUCTION

Mr. Wassenaar said that the Board needs to move forward on getting organized, and reviewing the work of each committee. He stated that the Board was very pleased with the Historic Preservation Plan.

b) COMMITTEE REPORTS

Preservation Plan Committee

Ms. Van Yahres reported that Ms. Hale and herself had met to respond to the issues that were raised by Kaye Slaughter and David Toscano at the January 12, 1993 public hearing. Regarding the cost of priority items she said that Land and Community Associates had been contacted to determine whether they would give her an idea of what a consultant might charge to make an application to City Council to put the 21 properties under the Board's review. When this is accomplished perhaps Mr. Huja could write a cover letter and send a package to the Planning Commission and City Council. Mr. Wassenaar suggested that Preservation Piedmont might like to find out what the costs of making an application would be. They might want to take this on as a project as it supports historic preservation and would be a good learning experience for them. They would need to make a site visit and take a photograph of each property. Mr. Huja said that he thought City Council would be willing to pay Preservation Piedmont for this work. Ms. Hale volunteered to call Jean Hiatt to see if someone would take on responsibility for this work. She also mentioned that a letter should be written to the owners of the 21 properties. If they hesitated to undertake this task, they could be informed there would be a small amount of money available.

Ms. Van Yahres said that an education brochure needs to be prepared and that a consultant would be needed to help with this. A consultant would also be needed to evaluate the boundaries of existing historic districts. In addition there needs to be an updated survey of historic properties in all historic districts. It was suggested that Eugenia Bibb be contacted to do the boundary evaluations and that staff or interns may be able to look at the condition of the structures. Ms. Van Yahres said that CHIP or other rehabilitation programs might be willing to help with historic properties. Mr. Boger said that these types of programs are usually reserved for block grant target areas. Mr. Wassenaar suggested that it would be a good idea if someone from the Board attended one of City Council's work sessions and informed them of some of the things the Board should do as an agenda and that the Board needed some resources to do the work. A consultant would be needed to help with West Main Street becoming a protected district.

protected district.

Mr. Wassenaar mentioned that West Main Street falls part way between historic preservation and needing design standards as an extension of the Downtown Mall. University Corner is on the National Register but is not under the Board's control. The 21 properties are not in a historic district per se. Some are in local historic districts, some are in the national historic districts and some are in neither.

Design Standards Committee

a) The Design Standards Committee is committed to preserving what already exists, and are considering how to approach the question of design control districts.

b) On the question of West Main Street the committee will address design control issues; a design control district to protect neighborhoods; and property rights issues.

Mr. Huja said that other design control districts are needed - the assets of this community need to be protected and enhanced. The general public needs to be educated on preserving what we have. He also said the West Main Street Task Force and the Board of Architectural Review could work together to draft a set of standards and then meet with property owners. Mr. Huja was asked if the Urban Design Task Force had designed standards for the Mall and Mr. Huja replied it had not.

Mr. Huja then suggested that the Board select one or two things to focus on. Mr. Wassenaar thought that a set of design standards for the Downtown Mall in conjunction with the Urban Design Task Force would be one subject to give attention to, and West Main Street would be a good second choice.

Mr. Wassenaar stated that because of his workload he would prefer not to take the lead role on the Design Standards Committee. He would be pleased to be a technical adviser. A suggestion was made that Ms. Thompson take the lead role and she indicated she would like to think about it. It was agreed that the Design Standards Committee and the Urban Design Task Force meet to discuss matters.

Ms. Hale asked about the Farmers Market and was informed it was located on a parking lot near H & R. Block. It has a temporary use right now which may become permanent although there may be some opposition.

Awards Committee

Mr. Eldon Wood asked if there were any candidates eligible to be recipients of any awards.

BAR Minutes
Page Four
February 18, 1993

Regarding future goals, Mr. Wassenaar indicated that the following properties need to be watched closely:

515 Ridge Street, 402 Dice Street and 1201 E. Jefferson Street

He also stated that there needs to be better relations with preservation groups and that design control districts need to be established. Mr. Caravati mentioned conservation districts, saying they were not as stringent as historic districts. For example, the following could be designated as conservation districts:

Tenth and Page Streets, Fifeville, and North Belmont

Mr. Huja said that future plans should include a preservation plan and outreach into the community. He also said the Board had done well in what it has achieved this past year, and that he would like to see each member of the Board attend a training session.

The Board was reminded that there would be a Planning Commission Work-session on March 2, 1993. There being no further matters to discuss the Board adjourned at 5:10 p.m.

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