

DRAFT

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
MAY 18, 1993

Present:

Peggy Van Yahres
Todd Bullard
Pryor Hale
Michael Williams
Blake Caravati
Eldon Wood
Martha de Jarnette

Ashlin Smith - NDRA

Absent:

Kurt Wassenaar
Dawn Thompson

Staff:

Fred Boger
Vera Mason, Recording Secretary

Ms. Van Yahres, Vice Chairperson, opened the meeting in the absence of Mr. Wassenaar, Chairman, at 3:32 p.m. She suggested the minutes of the April 20, 1993 meeting be waived until the end of the meeting.

A. BAR 93-03-402 Chaps Outdoor Cafe, 223 E. Main St.

Mr. Tony LaBua, of Chaps Outdoor Cafe, was present to discuss the enclosure of his cafe. He stated that Mr. Wassenaar had approved diagonal lattice-work as they could not find the horizontal and vertical type. Mr. LaBua said he would prefer the enclosure to be lattice, chain, lattice chain, instead of all lattice sections. He also would prefer low-growing, hardy, flowers instead of any vine. The second paint color would be a darker blue than that shown in the photographs.

Ms. Van Yahres said the chain needs to break at a point where it is connected to the lattice posts to avoid the lattice sections collapsing should any weight be placed on the chain.

Mr. Williams made the motion that Mr. LaBua be encouraged to use white chain as the link between the lattice sections and that he tone down the bright blue color shown in the photographs. Mr. Williams was asked to administratively approve the color. He said he would contact Mr. Boger.

Ms. Hale seconded the motion and it was approved unanimously.

B. BAR 93-05-411 Proposed New Building - 300 High Street

Mr. Boger presented the staff report based on Mr. Huja's May 10, 1993 memorandum to the Board. He also mentioned that City Council would appoint a committee to look at the proposed design and overall impact on the surrounding area. It was expected that there would be at least a BAR member, an Urban Design Committee member and a representative from the North Downtown area on the committee.

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The Board would not be making any formal decisions at this time, but would simply give the architects their opinions on the proposed building. The proposal would then come back to the BAR after the proposed committee had offered its recommendations.

Mr. Bob Gray and Mr. Dick Shank, architects, were present and indicated they needed a sense from the Board as to what direction their plan should take. They felt the good points of the proposal are that the main material is brick; that the building has a visible roof which would be metal with a long guarantee; that the space along High Street would be occupied; that the parking would be mid-block; that there would be large windows to break down the scale of the building. It is not a highly symmetrical building - there are no gables. There is a degree of casualness or asymmetry to this structure.

Ms. Ashlin Smith, resident of downtown, asked the architects if this was the kind of plan they would design if they had unlimited resources and if they were to design an award-winning building. Mr. Gray responded that if he had unlimited resources he would do a highly featured study with every surface detailed. Ms. Smith said the building looked too horizontal. Mr. Gray said that the brick columns would give the structure more of a vertical appearance.

Ms. Hale asked what the setback is and was told it was 4-1/2-ft.

Ms. Jarnette came into the meeting at this point (4:05 p.m.).

Mr. Caravati thought the roofline was too horizontal and that the corner windows were distracting. He wondered whether there should be three entrances on High Street. He said he would prefer to see a terne or copper roof.

Mr. Eldon Wood questioned how the building related to what is across the street in relation to its size. He said its elevation towards Jackson Square doesn't "hang together" somehow.

Mr. Bullard thought the architects had made a good effort. He noted the Third Street elevation.

The question of increasing the setbacks to 10-ft. was brought up. Mr. Gray said this space was controlled by the width of the property, and if it was increased too much they would lose a lane of parking. He said the High Street setback is approximately the same as Queen Charlotte Square, but that on Jefferson Street it might be back as far as 20-ft.

Mr. Williams asked whether the architects tried to relate the proposed building to the Temple Beth Israel synagogue next door.

Mr. Gray said it would not be appropriate to try to imitate the Temple, but he thought it was a good point for the building to acknowledge the Temple

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in some way.

Ms. Van Yahres said the architects had made a good effort. She had looked at other two-storey and higher buildings - many of them emphasized verticality. She said the arcade in the middle is interesting. It should be emphasized more to make it different from the two ends. She said the structure should be contemporary, rich in detail, and related to the massing in street. Street shade trees should also be emphasized. Mr. Gray agreed the present cherry trees could be removed.

Ms. Hale asked where the connection to the adjacent building could be made as she thought it would add tremendously to the building.

Ms. Van Yahres summed up the discussion by saying these were the BAR's preliminary thoughts and that the next step would be to hear the comments of the proposed new committee.

C. MINUTES

Ms. Van Yahres made a motion to approve the April 20 minutes, with the correction on page three under item #4 Flamingo Restaurant, second paragraph, line one. The last three words should be "Certificate of Appropriateness" instead of "Certificate of Occupancy". Mr. Wood seconded the motion and it was approved by the following vote: Ayes: Ms. Van Yahres, Mr. Bullard, Mr. Wood, and Mr. Williams. Noes: 0. Abstentions: Pryor Hale, Blake Caravati and Martha de Jarnette.

Mr. Boger informed the Board that the Planning Commission had approved the Historic Preservation plan and that it was expected to be endorsed by City Council on June 21, 1993. He also stated that the City had received two grants from the State for historic preservation.

D. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 4:45 p.m.

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