

DRAFT

MINUTES OF THE BOARD OF ARCHITECTURAL REVIEW

JULY 20, 1993

Present:

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

Absent:

Michael Williams
Martha de Jarnette

Staff:

Fred Boger
Vera Mason
Eugenia Bibb

Mr. Kurt Wassenaar, Chairman, opened the meeting at 3:30 p.m. and waived the approval of the minutes of the June 15 meeting until the end of the meeting.

A. BAR 03-07-415

300 E. Main Street, Exterior
Changes, WMP Corporation

Mr. Marvin E. Harris of WMP Corporation, contractors, was present and showed the board members a copy of the plans for installing a handicap ramp; a new storefront enclosure; new iron rails; and relocating the ATM machine on the Nationsbank building - next to the main entrance.

Mr. Harris said he wanted to eliminate trapped areas and have the ATM machine re-located so that it will be visible to any patrolman in the area. He also showed the board members a sample of the grey quarry tile to be used. Mr. Caravati asked whether brick could be used instead of quarry tile and Mr. Harris said he would be willing to use any material the Board desired. Mr. Bullard Bullard said he would prefer brick.

After considerable discussion Mr. Wassenaar expressed his disappointment with the design and said the entrance needs to be re-designed in a more substantive way. Mr. Harris agreed that the proposed changes do not blend well with anything on the Mall. Mr. Wassenaar suggested Mr. Harris talk to the Independent Resource Center; get rid of the stairway; and come up with a better design. Mr. Harris said he would like to get Anne back in on the discussions.

Ms. Thompson asked whether any additional signage was proposed. Mr. Harris said there wasn't.

Mr. Caravati made the motion that the proposal be approved subject to the applicant taking into consideration the comments of the Board and that he works with the Chairman, one other Board member and the Department of Community Development to come up with a more acceptable design. Pryor Hale offered to

volunteer her time.

Mr. Bullard seconded the motion and it passed unanimously.

B. BAR 93-07-416

**215 W. Water St. Exterior Changes
and Building Renovation**

Mr. Bill Daggett and Mr. Richard Boyd, both of Daggett and Grigg were present, as well as Moncef Meddeb and Donna Doll, applicants. The main concern of the applicants was to get the roof replaced. If the Board members would give permission for the roof to be done, then other exterior work can be approved at a later date.

The existing building needs to be cleaned up. They propose to change one window, add awning and a planted area with outside seating. There was a mixed reaction from the Board members concerning the half-moon windows with the shutters underneath. It was explained that this is a large warehouse and that it used to be lit with half moon windows. Mr. Wood thought the half-moon windows would look better without the treatment underneath. The response was that the shutters were proposed to spare customers from having to look out on a parking lot. Another suggestion was that regular windows with shutters be installed on both sides of the building.

Regarding the four-foot high wood slate fence, the owners prefer slats to guide ivy. The fence would be painted to match the trim. As to the parapet, this would have flashing into the wall and then be painted.

Mr. Bullard asked whether having a metal roof would be too costly. The answer was yes. In response to a question about skylights, these would be placed on the western side and not be seen. The north side is the dark side.

Following further discussion, Mr. Wassenaar made the motion to approve the concept and approve the roofing material. The applicant is to provide additional details for the next Board meeting. The motion was seconded by Pryor Hale and passed by the following vote: Ayes: Mr. Wassenaar, Ms. Van Yahres, Mr. Bullard, Ms. Thompson, Ms. Hale and Mr. Wood. Noes: Mr. Caravati. Abstentions: None.

C. BAR 93-007-417

**218 West Water Street
Exterior Alterations**

Mr. Edward Brownfield, Realtor, and Susan Blake of Jefferson Mall Limited Partnership were present. The proposed alterations are to the front of the Old Thomas Tire building on Water Street.

After some discussion, Mr. Wassenaar stated that details of the following need to be provided:

Aggregate panels on side
Retaining brick band across top of coping piece
Exterior lighting
Colors of new panel and dryvit
Windows
Existing storefront changes
How side and front relate - whether all brick or painted white

Mr. Caravati made a motion to approve the general concept of plan with the applicant taking into consideration the comments of the Board, and that he works with the Chairman, one other Board member and the Department of Community Development. Mr. Caravati offered to volunteer his time on this project.

The motion was seconded by Peggy Van Yahres and unanimously approved.

D. BAR 93-07-418

**735 Park St. Addition of Exterior
Lights - First Baptist Church**

Mr. James Outen, Superintendent for Buildings and Grounds, and Mr. Bob Thraves, Chairman of Property and Space Committee, were present and showed the Board members a sample of the type of plastic bollard they would prefer to use at the entrances.

Mr. Wood made the motion that the Board approve the Church's application with the condition that a reflector-type fixture other than plastic be used. Pryor Hale seconded the motion and it carried unanimously.

OTHER BUSINESS

(a) Historic Preservation

Mr. Huja came into the meeting briefly to inform the Board that City Council had adopted the Historic Preservation Plan. He also said the Board needed to consider Ridge Street, West Main Street and the Conservation Zone idea.

Mr. Huja also asked whether the Board would approve the question of designating the 18 National Register properties under the local preservation ordinance, to the Planning Commission for their review.

A motion was made by Eldon Wood, seconded by Peggy Van Yahres, that the 18 National Register properties be reviewed by the Planning Commission for consideration of them coming under the local preservation ordinance.

(b) Edgar's 815-817 West Main Street

Mr. Christian Meukow was present to discuss replacing the old, dilapidated deck on the above building. The present railings are warped and loose. The

proposed plan would renovate the deck making it 20 x 10' plus a roof with shingles, or an awning. The material to be used would be low grade lumber and the color gray. Mr. Wassenaar stated that an awning would be preferable to a shingle roof.

Mr. Meukow also mentioned that permission would be needed from the railroad company, and although he had received verbal confirmation, there has been nothing in writing.

Mr. Wassenaar asked if there would be lighting on the deck and Mr. Meukow son said there would just be sufficient for patrons to be able to safely move around.

After further discussion, Mr. Wood made the motion that the Board approve the concept, but that the applicant come back to the Board when it has received written approval from the railroad; determined the colors of the awning and the exact size of the new deck. The applicant must also follow the ADA guidelines and the building code.

The motion was seconded by Peggy Van Yahres and unanimously approved by the Board members present.

(c) Vending Cart

Mr. Boger showed the Board photographs of two umbrellas which Mr. Brickley is considering putting on his cart. The Board approved both of them, but indicated the umbrella without the fringe was preferable.

(d) Deck House, Inc.

Mr. Boger said he would not issue a building permit to Deck House, Inc. until all the details have been resolved. Mr. Rick Reece has agreed to replace the door.

(e) Grove Street House

Eugenia Bibb pointed out to the Board that they should consider submitting the Grove Street House to the Planning Commission for designation as a local historic district. After some discussion the Board agreed to include it with the 18 National Register properties.

E. ADJOURNMENT

There being no further business, the Board adjourned at 5:30 p.m.