

MINUTES OF THE
BOARD OF ARCHITECTURAL REVIEW
OCTOBER 19, 1993

Present:

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

Absent:

Staff:

Fred Boger
Vera Mason, Recording Sec.
Ronald Higgins
Ann Huppert, Intern

Representative:

Ashlyn Smith, NDRA

Mr. Wassenaar, Chairman, opened the meeting at 3:30 p.m. and said the minutes of the August 17, 1993 meeting would be waived until the end of the meeting.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. 1. BAR 93-10-422 534 Park Street - Proposed Addition
Mussimo Rampini, Applicant

Mr. Boger submitted the staff's report, stating that overall the plans for the additions to this historic building were compatible with the rest of the house and the Park Street neighborhood. The only concern was the proposed use of asphalt shingles on the roof of the master bedroom addition. This addition is part of the main roof of the house which has slate shingles.

Mr. Mussimo Rampini, applicant and Ms. Lynn Valentine, owner were present. Mr. Rampini presented drawings and explained in detail the proposed additions and materials to be used.

Mr. Bullard expressed concern about the use of dryvit. He said the existing house has a smooth finish and changing the planing would not allow for continuity of the same material. Mr. Rampini said it would provide better insulation and was more cost effective. He also stated he was proposing putting slate or a slate-like material on part of the new addition, and asphalt shingles on the roof of the new porch and garage. He said tin would be too expensive. Mr. Bullard suggested that the pitch of the porch roof be changed or made into a flat roof. Mr. Rampini said he didn't think it would look right. On the subject of asphalt, Mr. Bullard thought the material to be used should be slate and not any substitutes.

Ms. Van Yahres expressed concern about the use of slate substitutes. She wondered if the material would change after years of use.

Mr. Wassenaar said he was pleased with the overall proposed improvements and said he would be prepared to approve the application using asphalt on the garage and porch, provided slate or a slate-like material was used on the remainder of the house addition.

Mr. Wood said he would prefer slate on main house, and dress wood shingle instead of asphalt, on the garage.

Ashlyn Smith said she likes slate and thinks it is well worth the investment to use it on all new roof additions. She thought it would be inappropriate to skimp on the crown of the house.

Mr. Wassenaar made the motion that the application be approved as submitted with the provision that the roofing material on the roof of the main part of the house be slate or slate substitutes; colors to match the existing building, and the palasters on the garage be wood. Ms. de Jarnette seconded the motion. Mr. Bullard said he was not comfortable with slate-like material being used on the roof, nor with dryvit arches. The motion did not pass.

Mr. Caravati made a new motion, suggesting that the application be approved with slate or a slate-like material on the main addition, and with tern on the garage and porch roofs. This motion was seconded by Pryor Hale. This motion did not pass.

At this point, Ms. Valentine, owner, said she would be willing to put slate (not any substitutes) on the roof addition to the main building to the house.

Mr. Bullard made the motion that the application be approved as submitted, with the conditions that real slate be used on the roof of the main building; asphalt be allowed on the garage and porch; and that the flat arches be done in wood. There was no second for this motion.

Mr. Eldon Wood then made another motion that the application be approved as submitted with the conditions that real slate be used on the roof addition to the main building; that asphalt shingles be used on the garage and porch, as proposed; that the pilasters on front of the garage be wood; and that the asphalt color be approved administratively. Ms. Pryor Hale seconded this motion and it passed by the following vote: Ayes: Kurt Wassenaar, Michael Williams, Martha de Jarnette, Dawn Thompson, Pryor Hale and Eldon Wood. Noes: Todd Bullard, Peggy Van Yahres and Blake Caravati. Abstentions: None.

2. BAR 93-10-423

601 E. Market St. Courtyard Landscape Plan,
Greer & Silverman, Applicant

Mr. Boger read the staff report and stated the plan would be an attractive addition for this facility and the Downtown area in general.

Ms. Nancy Takahashi of Greer and Silverman presented the plans saying there would be an elevated garden area with a painted steel fence, and that the concrete to be used would be colored slightly darker than the sidewalk.

Following further discussion, Mr. Caravati made a motion that the Board approve a Certificate of Appropriateness, subject to final approval by Mr. Boger and one member of the Board of Architectural Review, of the material and color to be used for the walkway; color of the paint for the steel fence; the plant material to be used for the garden; and any sculpture to be erected. Mr. Bullard seconded the motion and it passed unanimously.

3. BAR 93-10-424

400 E. Main Street, Schematic Design
Proposals for Addition, Wassenaar Assocs.

Mr. Boger left the meeting at this point to go to another appointment. Mr. Higgins took his place and said that staff had reviewed the proposals and had no major problems with either one of the plans for a fourth level residential addition to the building at 400 E. Main Street.

Mr. Tom Fisher, Project Architect, showed the Board the two plans and went over them in detail. Mr. Fisher said the dryvit would be used for most of the addition including some relief on the brick. Mr. Bullard said he would prefer not to see dryvit used as a trim material. The roof would not be visible from the street and their plans include a rosette design along the cornice and a fabric canopy over the entrance. Mr. Wassenaar said that the final colors had not yet been determined. Mr. Fisher stated that the new windows would have wood that matched the other windows in the building.

Mr. Higgins reminded Mr. Fisher that an application would have to be made for a special use permit for higher density residential use, but this is a separate item from the architectural approval.

Following further discussion Mr. Williams made the motion that the plans dated September 28th and September 30, 1993 be approved, with final details being subject to administrative approval by Mr. Eldon Wood and Mr. Fred Boger. The motion was seconded by Martha de Jarnette and passed by the following vote: Michael Williams, Martha de Jarnette, Dawn

Thompson, Pryor Hale, Eldon Wood, Todd Bullard, Blake Caravati and Peggy Van Yahres.
Noes: 0; Abstentions: Mr. Kurt Wassenaar.

B. **OTHER BUSINESS**

-- Screen for Air-conditioning unit on the roof of City Hall

Mr. Wassenaar suggested that this subject be deferred until a later date due to the fact that a representative from the City was not present.

-- Educational Brochure

Ms. Ann Huppert gave each board member a preliminary draft of the text of the Educational Brochure which is part of the Historic Preservation Public Information Program. She said that the brochure would be an eight sided fold-out type and that the photographs and graphics would be incorporated into the brochure by a professional consulting firm. Ms. Huppert requested the board members to review the draft and let her, Fred, or Jeanine have their comments by the end of November.

--State Department of Historic Resources' Training

The three dates suggested by the Board members for training by the State Department of Historic Resources are as follows:

First Preference - Wednesday, November 17, 1993
Second Preference - Monday, November 15, 1993
Third Preference - Tuesday, November 9, 1993

--Election of Officers

Following some discussion regarding new officers for 1994, the Board members voted as follows:

Chairman: Mr. Kurt Wassenaar
Vice Chairperson: Peggy Van Yahres

The above positions will become effective July 1, 1994.

C. **MINUTES:**

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Following a review of the minutes of the August 17, 1993 meeting , a motion was made by Eldon Wood, seconded by Michael Williams that they be approved as written with the following correction:

Page two, second paragraph under item "B - BAR 93-07-421", the word "Wood" should follow the word "Eldon". The motion was unanimously approved.

D. **ADJOURNMENT**

There being no further business to discuss, the meeting adjourned at 5:10 p.m.