

**Board of Architectural Review  
Minutes  
July 16, 1996**

**Present**

Kurt Wassenaar, Chairman  
Todd Bullard  
Dawn Thompson  
Diana Betts  
Gregg Bleam  
Eldon Wood  
Martha deJarnette  
Pryor Hale

**Absent**

Blake Caravati

**Staff**

Fred Boger

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Mr. Wassenaar, Chairman called the meeting to order at 3:00 p.m.

**1. Certificate of Appropriateness**

BAR 96-07-517

333 West Main Street  
Demolition of Smoke House  
New Outdoor Terrace  
Main Street Seafood Co, Inc.

We have reviewed the attached plans and generally have no major problems with the terrace design. However, we feel it would be inappropriate to remove the smokehouse for the following reasons:

1. This smoke house is a major contributing structure to the architectural and historical character of the main building, the Pitts-Inge House.
2. The smoke house is one of the last remaining out building in the downtown historic district.
3. The Pitts-Inge property, including the smoke house has been associated the City's African American Community for over one hundred years and is a unique piece of this culture. Therefore, we feel this out building should be saved to protect the City's African American heritage for future generations to enjoy.
4. We want to encourage the applicant to develop the terrace and we feel it can be accomplished without removing this historic structure. The proposed brick wall can be constructed to the side walls of the smoke house and the smoke house used as a small bar or staging area for the terrace. The new brick terrace floor can be installed without removing the smoke house.

Mr. Mike Stoneking, Architect and a representative for the Main Street Seafood Co. Inc., were present and explained the purpose of this application.

After a brief discussion, it was the consensus of the Board that they would vote against the application.

Mr. Wassenaar suggested that the applicant consider withdrawing the application to allow more time to look at other alternatives. The application was withdrawn by Main Street Seafood Co., Inc.

## II. Adjournment

The meeting was adjourned at 4:15 p.m.

Board of Architectural Review

July 3, 1996

Minutes

Present

Diane Betts  
Todd Bullard, Vice-chair  
Blake Caravati  
Martha deJarnette  
Dawn Thompson  
Eldon Wood

Also Present:

Kay Slaughter, Mayor

Absent

Greg Bleam  
Pryor Hale  
Kurt Wassenaar, Chair

Staff Present

Leon Churchill  
Satyendra Singh Huja  
Ron Higgins

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**A. BAR 95-04-473 (7/3/96) Regal Cinema, Downtown Mall, 2nd and Water Streets**

Mr. Bullard called the meeting to order at 4:00 p.m. and asked Mr. Huja to report on what had taken place since the last special meeting.

Mr. Huja summarized the comments which had been part of the Board's action of approval at the June 27, 1996 meeting as outlined in the 14 points of his letter of June 27, 1996. He read the 14 understandings/conditions of approval and explained how the applicant's architects had responded immediately with the changes. These were sent to Board members for comments on June 28, 1996. Board comments were then conveyed to the architect with his latest revision received July 2, 1996. These were sent to Board members for today's special meeting. He said staff feels that the objectives and comments have been addressed by the latest revisions before the Board.

Mr. Bob Lauer, Architect for the Regal Cinemas project, said they believe that all comments have been addressed as shown in the revised color elevations dated July 1, 1996. He said that given the condition of existing brick and the fact that new brick has been and is being added they propose to go to the original scheme of painted brick, using the red that was proposed earlier. Mr. Lauer also shared a sample of the "medallion" detail that is proposed on the elevations.

There being no public comments, Mr. Bullard closed the public portion of the meeting and called for discussion.

Mr. Bullard said that he felt that the Board should be able to approve the plans in some fashion today. He offered some additional comments as follows:

- He asked if the arch on 2nd Street could sit on some type of band or other brick detail.
- He feels the single awning is not as desirable as the three separate awnings since it tends to compete with the marquee entrance bay.
- He would support the use of wood as a cornice material.
- He suggested that they look at not painting the new mall facade.

--He asked that they introduce a brick soldier course to "support" the Water Street veneer to avoid "slivers" of brick against the sloping sidewalk surface.

Mr. Wood said he feels all of his comments and thoughts have been addressed by the plans presented today. He said he is concerned about the profile of the cornice and suggested using a different one with a crown mold/facia and end, more in keeping with what is seen on other buildings. Mr. Lauer said that the cornice has not changed since this was approved the first time as a dryvit cornice line.

Mr. Caravati asked for clarification on the water table detailed in the brick facade. Mr. Lauer explained that this is a slight reveal above the water table section that has already been built. Mr. Caravati said he prefers the single awning to the separate awnings. He commented that the jack arch over the western most door is narrow and awkward. There was discussion on the brick color versus painting it all with Mr. Lauer saying this is a function of time as the front brick has already been started. Mr. Caravati said he would like to have a subcommittee of the Board look at the paint color and details in the field.

Ms. Thompson asked about door materials and the light sconce at the Water Street door. Mr. Lauer explained that the Water Street door is to be painted wood and the windows are painted metal. There was some discussion on the poster frame details. Ms. Thompson also said she has no problems with the revised drawings as presented with the single awning.

Ms. deJarnette said she likes the most recent revisions, with the single awning except she too feels the western most door is out of proportion.

Mr. Huja said that the brick paint should be seen on site as the chip sample is somewhat dark.

Mr. Bullard summarized by saying that the revisions seem acceptable to most of the Board and called for a motion. Mr. Wood clarified that the "Regal" sign is actually two faces as approved, running along the edge of the marquee.

It was moved by Mr. Eldon Wood and seconded by Mr. Blake Caravati that the Board of Architectural Review approved the latest design proposals for the Regal Cinema as shown on the drawings dated July, 1 1996, with the following understandings:

1. That the Board reserves the right of on-site approval of the brick/paint and final construction details by a subcommittee of three Board members and staff;
2. That the sign detail be corrected to reflect the approved sign of two-faces placed along the edges of the marquee;
3. That the base of the wall at Water Street include a brick soldier course at sidewalk level to adjust for the slope, and;
4. That the project architect be given the option of using wood or dry-vit on the cornice with a more classic detail.

After brief discussion, the motion passed unanimously.

Mr. Caravati commented that he has been somewhat baffled by this process since the design was changed by the applicant and suggested that projects of this size might involve better monitoring during construction by the Board. He said he is also convinced that the City Boards do not "control" but are inclined to work with developers and applicants for the community in completing such projects. He asked that the Board set up another element of the process to address this issue.

Mr. Huja said the process has been fairly complicated, but he feels the City and Board have made every effort to work with the developer to accommodate schedules, such as scheduling board meetings with one day's notice. He said that this process is the result of changes made by the applicant without consultation with the city. He commented that the notion that the city has not cooperated is completely false as it has sold a public parking lot for the developer, sold additional public land; not required a site plan for the cinemas; agreed to open 2nd Street across the mall, and; worked very expeditiously on the Ice Park construction/approval process.

Mr. Caravati asked if the 3rd Street/Advance Store proposal will come back to the Board. Mr. Huja said this would happen as soon as the developer and the architect are read with sufficient drawings.

There being no other business to discuss, the meeting was adjourned at 4:43 p.m..