

**Board of Architectural Review**  
**Minutes**  
**October 15, 1996**

**Present**

Kurt Wassenaar, Chairman  
Blake Caravati  
Diana Betts  
Eldon Wood  
Pryor Hale

**Absent**

Todd Bullard  
Martha deJarnette  
Greg Bleam  
Dawn Thompson

**Also Present:**

Satyendra Singh Huja, Director of Planning  
and Community Development  
Meredith Richards, City Councilor  
Judith Mueller, Director of Public Works

Mr. Wassenaar, Chairman opened the meeting indicating that there are two items for discussion on the agenda besides the approval of the minutes.

**1. REVIEW OF BAR PROCEDURES**

Mr. Wassenaar indicated that the Board will like to review its procedures, to make sure that if there are any problems, they can correct them. He then indicated that some developers have made comments about the Board of Architectural Review process and whether it should exist. Most of the community considers that the Board of Architectural Review follows a very worthwhile community objective to maintain the integrity of the historic area and structures. He indicated that the historic district improves the investment and property value. He wondered what is the proper base line for review.

Mr. Huja also indicated that there is staff development review being conducted to assure that we are serving our customers in the best possible manner.

Mr. Theo Van Groll indicated that the perception of the Board of Architectural Review is the problem because of the lack of knowledge by the community. He indicated that he has been in front of the Board of Architectural Review for approval of a house and had no problem with the review process. He suggested that it may be helpful if the new and existing property owners in the Historic District be made aware of the designations.

Ms. Betts indicated that this will be a good idea to notify property owners.

Mr. Robbie Knoll of Management Services, indicated that he had been in front of the Board of Architectural Review on three different occasions and has had no problems with the review. The Board of Architectural Review has been good about notification and to deal with. He indicated that it will be helpful to expedite the process. He also indicated that the Board of Architectural Review should weigh aesthetics with the feasibility of the project.

Ms. Hale indicated that it will be useful to update and provide information on the Board of Architectural Review to realtors and lawyers who are involved in property transfers.

Ms. Meredith Richards suggested that Community Development may wish to have web site on the internet and have a listing of those historic properties and the guidelines of the Board of Architectural Review.

Ms. Ashlin Smith indicated that it will be helpful if the applicant could come to the Board at the conceptual stage with alternatives. She indicated that the Preservation Alliance has a video on Historic Preservation which she can make available.

Mr. Van Groll indicated that his neighborhood is better off because of the Board of Architectural Review efforts.

Mr. Caravati indicated that the Board of Architectural Review is perceived to have a "chilling effect" on development. He indicated that this was maybe because of lack of understanding and knowledge. He felt that Historic Preservation usually helps with Economic Development. He indicated that he took objection to some comments at the last meeting with the West Main Street people. He indicated that in spite of their comments they have been notified numerous times in the last four years.

Ms. Hale indicated that often the applicants save money because of the Board of Architectural Review suggestions.

Mr. Wassenaar indicated, to the people present, that the Board of Architectural Review's doors are open and it is more than willing to work with the applicants.

## **2. LIGHTING ON THE MALL**

Ms. Judith Mueller presented the light fixtures she would like to see on the Mall. She indicated that existing fixtures are not water proof and it has cost the City \$85,000 to repair them. Mr. Huja indicated that he understands from staff that Mr. Lee Danielson would like to see light fixtures on the mall similar to what he has placed next to the skating rink. Mr. Huja presented the picture of that light fixture.

Mr. Wassenaar indicated that Mr. Danielson needs to do the light fixtures at the skating rink as approved. The fixtures Mr. Danielson has put up are not appropriate for the Mall area. Other members of the Board of Architectural Review concurred with this observation.

Ms. Martha Gleason asked whether the new lights will be brighter. Ms. Mueller said the lighting may be a little brighter than the present. It was moved by Mr. Caravati and seconded by Ms. Betts that the Board of Architectural Review approve new light fixtures as presented by Ms. Mueller, with the condition that anytime one light is replaced on the pole, all four are replaced, so that there will not be two different kinds of lights on the pole. The motion passed unanimously.

## **3. MINUTES**

It was moved by Ms. Hale and seconded by Ms. Betts to approve the minutes of: March 19, 1996; April 16, 1996; April 19, 1996 Work Session; June 14, 1996; June 18, 1996; June 18, 1996 Subcommittee Meeting; June 27, 1996; July 3, 1996; July 16, 1996; August 20, 1996; August 27, 1996; October 2, 1996; with Mr. Caravati abstaining on all minutes except August 20, 1996; August 27, 1996 and October 2, 1996 and other members abstaining from the minutes of the meeting at which they were not present, further subject to typographical suggestions pointed out by Mr. Eldon Wood. The motion passed five to zero. On June 18, 1996, the minutes refers to a motion on page 11, but Mr. Wood indicated that it should be reflected on that page.

#### 4. MISCELLANEOUS

Mr. Caravati asked about the design for 2nd Street crossing. Ms. Mueller indicated that she has proposed a Committee to study this matter which will include the Board of Architectural Review.

Mr. Wassenaar indicated that the City Council at its October 14, 1996 meeting, upheld the Board of Architectural Review decision to have windows on back of Regal Cinema to be true windows, but did not accept the Board of Architectural Review recommendation on the brick change to 12 inches. The City Council did indicate that they will expect 12 inch brick next to the Skating Rink.

Mr. Wassenaar asked why Jones Wrecker Service has put barb wire on top of the fence contrary to the Board of Architectural Review approval. Mr. Huja indicated that staff is pursuing this issue.

Mr. Wassenaar inquired about the status of Union Station Transit Transfer Center. The Board of Architectural Review asked that it be presented to them as soon as possible.

Ms. Hale asked when the staff position in Community Development will be filled. Mr. Huja indicated that interviews have been done and he hope to fill the position in early November.

Ms. Hale asked what is the status of completion of the Skate Park details. Mr. Huja indicated that Ron and Fred had met with the Consultant for the Skate Park and they are going to pursue on those changes.

There being no further business, the meeting adjourned at 4:00 p.m.