DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5260

JANUARY 28, 2016
3:30 P.M.
FOURTH FLOOR CONFERENCE ROOM

AGENDA

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. ELECTION OF OFFICERS

IV. ITEM FOR PUBLIC HEARING

1. *Request for a Certificate of Appropriateness, PLCAR2016000016, filed by First Presbyterian Church to remove an existing skylight and replace with standing seam metal to match remaining roof at 937 Main Street.*
2. *Request for a Certificate of Appropriateness, PLCAR2016000017, filed by Mike Spangler to complete the following at 165 Holbrook Avenue:*
   a) *Remove multi-unit staircases and enclosures on rear of structure*
   b) *Install a 6' dog-ear style wood privacy fence along the rear property line*
   c) *Replace existing round metal gutter at rear of house with aluminum gutter to match existing gutter system on the remainder of the house*
3. *Request for a Certificate of Appropriateness, PLCAR2015000353, filed by DRHA to demolish all improvements present on Parcel ID #22966, #25567 and #24032.*

V. APPROVAL OF MINUTES FROM DECEMBER 10, 2015

VI. OTHER BUSINESS

VII. ADJOURNMENT

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261

Commission of Architectural Review
Meeting of January 28, 2016

SUBJECT

937 Main Street
VDHR # 108-0056-0156

APPLICANT'S REQUEST

The applicant, First Presbyterian Church, is requesting a Certificate of Appropriateness to remove an existing skylight and replace it with standing seam metal to matching the existing roof. This skylight was enclosed internally around 1954 and has deteriorated.

STAFF EVALUATION

Item a) Section 3 Item C.1 of the Old West End Design Guidelines addresses Roofs, Gutters and Downspouts. It states that "[i]f skylights were an original feature of the building, these should be preserved or restored whenever possible". The applicant states that the skylight has deteriorated beyond repair. Based on this statement and the minimal visibility of the structure from Sutherlin Avenue, Staff believes that this request does meet the Guidelines and a Certificate of Appropriateness should be issued for the request.

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2009 a $25.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

a) All questions on this application must be fully answered
b) The application must be signed by the property owners or representative with written authorization by the owner
c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? _____

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? _____

Would you like more information about these programs? _____

Which one(s)? _____

Property Location: 937 MAIN ST

Name of Applicant: FIRST PRESBYTERIAN CHURCH

Applicant's Address: 300 SHOREHAM DR. DANVILLE VA 24541

Applicant's Phone Number: 434-489-2434 Email Address: BNEWNAM@COMCAST.NET

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

SEE ATTACHED

Type of material(s) to be used: STANDING SEAM METAL ROOFING

_____ Signature of Property Owner (if not applicant)

Signature of Applicant

BNB BOB NEWNAM BUILDERS, INC.

300 Shoreham Drive
Danville, VA 24541

Robert G. Newnam, President
(434) 799-2434 Fax: (434) 797-3337

December 29, 2015

Re: First Presbyterian Church
937 Main Street
Danville, VA 24541

This application is for the existing skylight behind sanctuary. This skylight was closed in about 1954 and it has deteriorated beyond repair. See enclosed photo on roof. The skylight frame is visible from Sutherlin Museum. The church prefers to remove the skylight and make repairs to existing metal roof. They are amiable to any suggestions the Board has to remove the skylight. It is leaking down into the choir practice room.

937 MAIN ST
BEHIND SANCTUARY

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261

Commission of Architectural Review
Meeting of January 28, 2016

SUBJECT

165 Holbrook Avenue
VDHR # 108-0056-0076

APPLICANT'S REQUEST

The applicant, Mike Spangler, is requesting a Certificate of Appropriateness to complete the following at 165 Holbrook Avenue:

a) *Remove multi-unit staircases and enclosures on rear of structure*
b) *Install a 6' dog-ear style wood privacy fence along the rear property line*
c) *Replace existing round metal gutter at rear of house with aluminum gutter to match existing gutter system on the remainder of the house*

STAFF EVALUATION

Item a) Section 3 Item C.3 of the Old West End Design Guidelines addresses Porches and Entries. It states that "Porches and front entries are highly individual and are an essential part of the architecture of the house". The rear porch and stair system of 165 Holbrook Avenue is a system of inconsistent construction elements that were used to maintain access to a quad unit complex. The request of the applicant creates a simpler look that would enhance the structure. Staff believes this request does meet the Guidelines.

Item b) According to Zoning Code, the "rear property line" as identified by the applicant is in actuality a front yard due its location adjacent to an open public alley. The Guidelines state in Section 6 Item B pages 2-4 "[f]encing should not exceed 30-48" in front yards, and 6' in side and rear yards. ....[s]olid fencing is not permitted in front yards, but is permitted in side yards behind the façade of the main building and in rear yards." Based on this information Staff believes that this request does not meet the Guidelines. The Commission must review the request to determine if it will or will not have an adverse effect on the structure or the District. While reviewing this request, Staff believes it

is important to point out that the Guidelines state that "[i]f one side has supports showing, this must face the owner building the fence".

Item c) Section 3 Item C1 of the Old West End Design Guidelines addresses gutters. It states [t]hose buildings with half round metal gutters and round downspouts should retain or repair them". Therefore, Staff believes that this request does not meet the Guidelines. The Commission must review the request to determine if it will or will not have an adverse effect on the structure or the District.

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation or demolition of any building, structure, signs, fences, walls, light fixtures, accessory buildings, pavements, grading, site improvements, significant landscaping features or other appurtenant element in an HP-O District unless and until such building or site element has been approved by the issuance of a Certificate of Appropriateness by the Commission of Architectural Review for the City.

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ CAR Date: _____

Date submitted: 12-17-15 Received by: BB _____

Tax Map Number: _____ Zoning Map Number: _____

Architectural Inventory Rating: _____ Zoning District: _____

Additional Zoning Information: _____

_____

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission

"A World Class Organization"

of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5261. As of July 1, 2009 a $25.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

a) All questions on this application must be fully answered
b) The application must be signed by the property owners or representative with written authorization by the owner
c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? Yes

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? Yes

Would you like more information about these programs? No

Which one(s)? None

Property Location: 165 Holbrook Ave, Danville VA 24541

Name of Applicant: Mike Spangler (Marcella Kaigler)

Applicant's Address: 144 Sutherlin Ave, Danville VA 24541

Applicant's Phone Number: 336-459-2849 Email Address: handyman4545@gmail.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

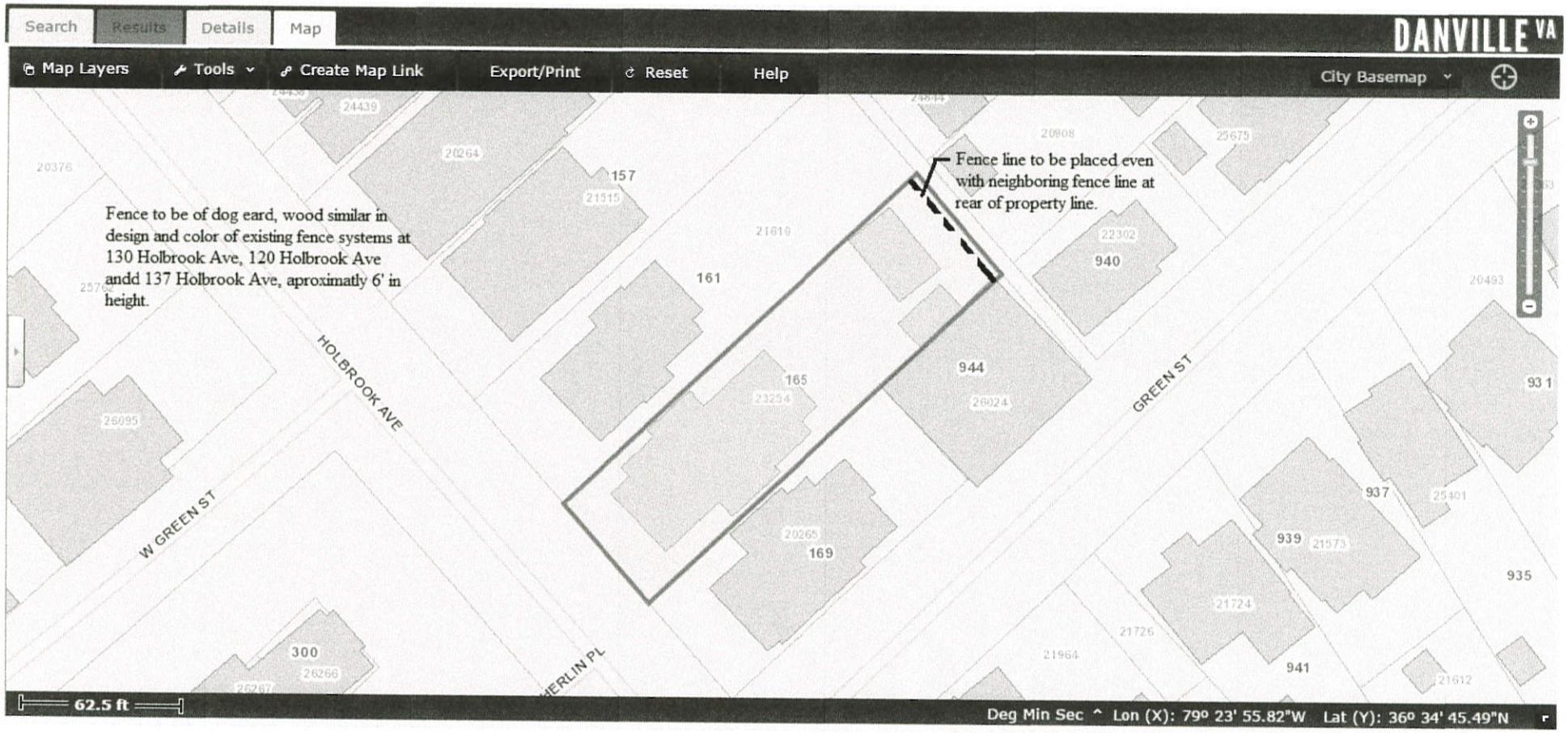
1) Abandon mid 1900's frt porch concrete stair and erect wood stairs (& opt. rails) to current building code compliance.
2) Remove multi unit egress/ingress stair on rear porch.
3) Erect privacy fence along rear of property to prevent intruders.
4) Repair or roof over existing front porch metal roof with like material, color and design metal roofing.
5) Remove existing stairs from rear porch 2nd Fl to attic and affiliated surrounding siding retaining roof and porch as is.
6) Remove and replace existing rusting metal gutter work and replace with new, ~~vinyl~~ to match existing gutter work.

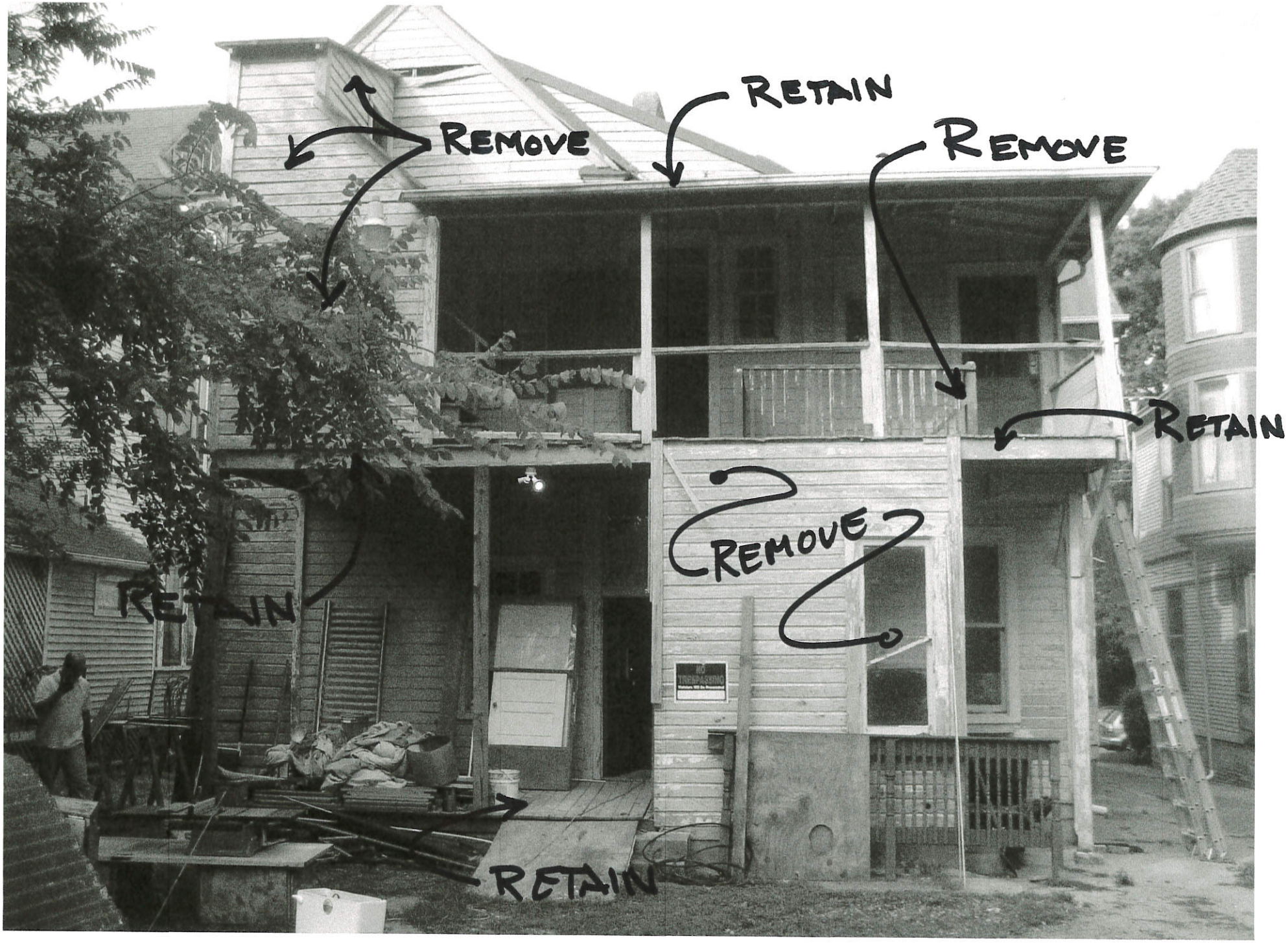
Type of material(s) to be used: All work to be done with like or similar materials and color Aluminum

Signature of Property Owner (if not applicant)

Signature of Applicant

CLEAR


Search
Results
Details
Map
DANVILLE VA
Map Layers
Tools
Create Map Link
Export/Print
Reset
Help
City Basemap
Fence to be of dog eard, wood similar in design and color of existing fence systems at 130 Holbrook Ave, 120 Holbrook Ave andd 137 Holbrook Ave, aproximatly 6' in height.
Fence line to be placed even with neighboring fence line at rear of property line.
HOLBROOK AVE
W GREEN ST
GREEN ST
157
161
165
169
944
940
937
939
941
935
300
62.5 ft
Deg Min Sec ^ Lon (X): 79º 23' 55.82"W Lat (Y): 36º 34' 45.49"N


RETAIN
REMOVE
REMOVE
RETAIN
REMOVE
RETAIN
RETAIN

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261

December 21, 2015

Dear Mr. Spangler,

Thank you for application submission for the January CAR meeting. After review of your application, there are a number of items that need to be addressed prior to the January 28th meeting date. Your application has six (6) items listed and I will address each one individually. Please resubmit, if necessary, any information prior to the January 14th application deadline so that your application can be properly reviewed by the Commission.

1) *Abandon mid 1900's frt porch concrete stair and erect wood stairs (& opt,. rails) to current building code compliance.*
   - This item cannot be reviewed by the Commission. According to Article 3.R. Section 6 Item J entitled Application Submission Requirements: *If a denial for a Certificate of Appropriateness by the Commission of Architectural Review is appealed by the applicant to City Council and upheld; a request in substantially the same form shall not be resubmitted.*
2) *Remove multi unit egress/ingress stair on rear porch*
   - Please provide photos or drawing
3) *Erect privacy fence along rear of property to prevent intruders*
   - Please submit location, design, material, color and height specifications
4) *Repair or roof over existing front porch metal roof with like material, color and design metal roofing.*
   - As stated in Section 3 Item J of the Design Guidelines: *Roof repairs with like materials* does not require a COA
5) *Remove existing stairs from rear porch 2nd Fl to attic and affiliated surrounding siding retaining roof and porch as is.*
   - Please provide photos or drawing
6) *Remove and replace existing rusting metal gutter work and replace with new, vinyl to match existing gutter work.*
   - Please submit location, design and color specifications

Thank you again for your submission and I look forward to hearing from you.

Renee Burton, Senior Planner

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261

Commission of Architectural Review
Meeting of January 28, 2016

APPLICANT'S REQUEST

The applicant is requesting a Certificate of Appropriateness to demolish all improvements present on Parcel ID's #22966, #25567 and #24032. The parcels are owned by Danville Redevelopment Housing Authority (DRHA).

On June 25, 2015 the Commission considered an application from DRHA to demolish the structures located at 254 Jefferson Avenue, 400 Jefferson Street, 806 Pine Street and the façade of 402 Jefferson Street. The Commission voted to approve demolition of Parcel ID's 22967, 22968 and 22969. The Commission voted to deny demolition of Parcel ID's 22966, 400 Jefferson Street and 402 Jefferson Street. Days later it was discovered that the vote of selective demolition by the Commission created a gap in coverage where ~10' of a structure was not addressed.

Six (6) separate motions were made during this meeting. It is important to understand the effects of each motion, the motions to approve demolition and the motions to deny demolition, to see where the gap was created. Below are the passed motions as they are stated in June 25, 2015 meeting minutes.

> The motion for the approval of demolition states: **Mrs. Latham made a motion to approve the request to demolish the remaining Parcel ID's 22967 (806 Pine Street), 22968 and 22969 because it meets the guidelines.**
>
> The motion for the denial of demolition states: **Mrs. Stilwell made a motion to deny the request to demolish the corner drugstore building at Parcel ID #22966, the building at 400 Jefferson Street, and the façade of 402 Jefferson Street because it does not meet the guidelines**.

Parcel ID 22968 was approved for demolition in its entirety. This parcel contains one of the enclosed Victorian homes and all but 10' of the second enclosed home. The remaining 10' is located on Parcel ID 22966; the property line is located through the existing structure. The motion referencing ID 22966 denies demolition of the corner drugstore building, but does not address the 10' building encroachment of the Victorian home. Therefore the status of the 10' building encroachment is in

limbo. Please refer to Exhibit A in the "Five Forks Structural & Exterior Finish Material Assessment" completed by Dewberry for a visual representation of what was described above.

DRHA nor City Staff was aware of this encroachment at the time of the meeting. In light of this, DRHA commissioned Dewberry to study the structures and determine if the motions made by the Commission could be carried out as presented. This report was completed in November and submitted to DRHA.

After review of the report, DRHA determined that it was in their best interest to apply for a Certificate of Appropriateness to demolish all improvements on Parcel ID 22966 and adjacent parcels #25567 and #24032. This request would allow DRHA the opportunity to present the findings from Dewberry and engage in a conversation with the Commission about the previous motions and how to proceed. DRHA would like to present the findings as evidence for the need to demolish the structures along Jefferson Street.

Upon submission, the Planning Director reviewed the application to determine if it could be accepted, the submission is only six (6) months from their previous request. Article 3R Section C Item 6 of the Zoning Code states: *If the request for a Certificate of Appropriateness is denied by the Commission of Architectural Review, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.* After review, it was the determination of the Planning Director that the submitted application with supplemental materials was substantially different from the request submitted for the June 2015 meeting and that the request should be reviewed by the Commission.

STAFF EVALUATION

The evaluation below is the same that was presented during the June 2015 meeting. Staff believes it is still relevant and should be reviewed in conjunction with the new material submitted by DRHA.

Section 3 of the Old West End Design Guidelines addresses Historic Building Restoration/Renovation Guidelines with Item D outlining "Criteria for Restoration/Renovation vs. Demolition. Within this section a list of possible criteria to consider when determining if demolition is necessary is provided. This list is below with responses as seen from Staff's perspective.

1. *What is the architectural merit of the building?*

   254 Jefferson Avenue:
   The architectural merit of 254 Jefferson Avenue is limited by the alterations to its façade and interior floor plan. It appears the existing permastone siding was installed in 1961. A building permit from November 21, 1961 states "Brick up front of building" and identifies the use as "bakery". The existing historic facades were heavily altered limiting its architectural merit. The VDHR entry for this structure states that it is not contributing due to the extent of the façade alterations and its conflict with the period of significance.

   400 Jefferson Street
   The architectural merit of 400 Jefferson Street is limited by the alterations to its façade and interior floor plan. A permit was issued to install aluminum siding to the front façade on March 7, 1972. The alterations covered the existing historic facades limits its architectural merit. The VDHR entry for this structure states it is noncontributing due to alterations to its façade.

402 Jefferson Street

The architectural merit of 402 Jefferson Street is limited only to the façade because there is no building associated with this address. A failure of the roof system collapsed the structure within itself. The debris was removed in 2010. In 2005 this structure was identified as contributing to the district. Since the collapse, a brick front remains with hardy board in place of the glass store front. There has been no VDHR entry for this address since the collapse.

2. *What is the historic significance of the building?*

The historic significance of these structures is not architectural; they are not associated with a famous individual or family; and they are not built upon a famous landmark. Yet the five forks commercial corner has a lot of history based on the role it once played in a thriving neighborhood. This neighborhood is no longer thriving and has been a victim of neglect and vacancy for many years. This has taken a toll on the structures.

3. *What is the rarity of the style or workmanship of the building (are there many other examples or none)?*

There is no rarity to the construction of these buildings. This complex began as two houses with adjacent masonry structures. This was then expanded with block additions and the original structures encapsulated in permastone and aluminum siding. There are no other examples of this within the district.

4. *What is the condition of the building, and if it is seriously deteriorated, how financially feasible is it to restore/renovate (i.e. is the cost of rehabilitation likely to be much higher than the probably sale value of the building, even with tax credits and other incentives)?*

Each structure has been evaluated for structural integrity by Eden & Associates and have been deemed hazardous, unsafe and in need of demolition. This report, in conjunction with, the redevelopment strategy set forth in Hill Studio's Development Initiative Plan for the area have prompted the decision for demolition.

Serious deterioration has created a situation where it is not financially feasible to repair and reuse this complex. The complex is valued at $90,100 by real estate assessment and market value is likely to be less.

5. *How does the building relate to other building around it? For instance, a less significant building that forms part of an otherwise intact block or urban corridor is more valuable than one standing alone on an otherwise vacant block. And a corner building can be an essential visual anchor for a block or neighborhood.*

This complex is a corner commercial unit that once anchored the neighborhood, but now, due to its vacant and dilapidated state it has become an eyesore and liability. The complex is unstable, unsafe and unhealthy. The complex has suffered from water infiltration for a number of years creating unstable floor, ceiling and framing units. The continuous water intrusion has also lead to mold in a number of areas. The complex also contains lead and asbestos that needs to be abated.

All of these conditions, as well as a confusing and ineffective floor plan creates a property that is not desirable for a business. Businesses need a clean, safe facility for their patrons. Given the current conditions, there are limited prospects that are interested in this location. Without interest the property remains vacant.

6. *Are there any restraints on reuse imposed by limitations of the building itself? How might these be overcome, and will the cost of overcoming these limitations make a project financially implausible? Examples might be difficult interior layout or a building with serious environmental issues.*
   The complex's current condition, confusing floor plan, and environmental concerns are all constraints on its reuse. The structures are unsafe and unhealthy. A report from Hill Studio and Eden Associates confirm that constraints are beyond the point of repair and rehabilitation and recommend demolition due to their unsafe condition.

7. *Is there a new use planned (e.g. in an adjacent building) that requires the land on which a less significant, deteriorated, or otherwise endangered building is located? If the new use is economically significant to the City, then these questions should at least be asked.*
   At this stage it is proposed that the area currently used by complex be returned as green space. A well maintained area of grass, flowers and trees would be a nice addition to this corner. The area would remain this way until redevelopment that has been reviewed by the CAR shall begin.

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2009 a $25.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

a) All questions on this application must be fully answered
b) The application must be signed by the property owners or representative with written authorization by the owner
c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? _____

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? _____

Would you like more information about these programs? _____

Which one(s)? _____

Property Location: 254 Jefferson Ave, 400 Jefferson St & 402 Jefferson St

Name of Applicant: DRHA

Applicant's Address: 135 Jones Crossing

Applicant's Phone Number: _____ Email Address: gwasson@drhva.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

demolition of all improvements located on Parcel IDs # 22966, #25567, & #24032

Type of material(s) to be used: _____

Gary M. Wasson

Signature of Property Owner (if not applicant) Signature of Applicant

COMMISSION OF ARCHITECTURAL REVIEW

DECEMBER 10, 2015

Members Present	**Members Absent**	**Staff**
Jeffrey Bond	Michael Nicholas	Renee Burton
Susan Stilwell		Alan Spencer
Robert Weir		Anna Levi
Robin Crews		
Sean Davis		
Robert Stowe		

Vice-Chairman Crews called the meeting to order at 3:30 p.m.

ITEMS FOR PUBLIC HEARING

1. *Request for a Certificate of Appropriateness to add a three-tab shingle to the existing metal porch roof at 879 Pine Street. The shingles will match those present on the house and will not cover the center that is located under the second story pointed arch Gothic window.*

Mrs. Crews opened the public hearing

Present on behalf of the case was Mr. Robert Freeman

Mr. Freeman stated you can see that the line there indicates the hidden gutters that I want to delete because that's caused significant structural damage on the left side of the house and on the right side over there. I have pictures to show this too. This section of the roof is completely deteriorated beyond compare and it actually destroyed that left side of the house there and the whole foundation has to be rebuilt on the left side underneath, which that has already been done. But what I want to do is make the pitch of the roof even there coming down to come over the top of the hidden gutter there where the valley would be, and I have pictures. I have pictures and the main structure has shingles you see there, that shot is of the existing house. The main house roof has all three tabbed shingles and external gutters on it already and most of the front porch roof is not visible now from the road or from the ground as you can see from the subsequent pictures I have around there anyway. So what we wanted to do is save that teardrop section in the center and repair it because it is not deteriorated beyond repair. So we could keep that section and keep most of the visual aspect of the porch. But as far as the structural concern and the really big thing too is the cost, because the cost for the homeowner to go back and rebuild all the metal with the standard seam metal like that would be significantly more than if I was to be able to reframe it and give him new sheathing, new shingles, ice and water shield, and that would be, in my opinion,

significantly structurally more stable than even the metal roof would be. So that's kind of the general idea of what we want to do there. And what we're trying to do it without changing as much of the historic features as possible of the house. So that's our goal.

Mr. Bond stated do you know the slope of the existing roof?

Mr. Freeman stated since it comes down into the hidden gutter, and that pitches back up where it comes up, I would say it's right about 3.5:12 on the steep part and then it obviously goes pitches back up so that by the time we're able to make it an even slope it would be right close to 2.5:12 after we're done framing it. So, that's why we want it to go with the ice and water shield on the roof.

Mrs. Stilwell stated I have a question. Are you saying that you are going to keep this raised metal section of the roof? And how do you plan to tie that into shingles?

Mr. Freeman stated I would flash underneath it and counter flash over my flashing that I would come around with. So what I would do basically would be, I would cut up the section where, you know, basically cutting back the metal so that I could fit my new plywood and roof deck underneath there and then flash around it like you would a chimney or something

Mrs. Stilwell stated but this, the appearance from the street would remain the same of that raised area?

Mr. Freeman stated yes, virtually. You would probably be able to see the shingles a little bit seeing as we are eliminating the hidden gutter aspect. We would basically be, instead of having slope coming down with the roof and the hidden gutter like this, we'd be coming down with a straight pitch keeping the existing rooflines. So you would be able to see a little bit more of the roof deck but yeah, we'd be still keeping the tear drop section of the roof right there.

Mrs. Stilwell stated are you aware that this house was built in 1855?

Mr. Freeman stated yeah I was, yeah.

Mrs. Stilwell stated and that it was patterned from the book of Andrew Jackson Downing?

Mr. Freeman stated no.

Mrs. Stilwell stated it is the only house left in the Old West End Historic District of this architectural style? There are no others. There is one that is on Virginia Avenue but that's not in the historic district. Also, I'd like to share with my commissioners that I thought about something this morning. I sold this house to Mr. Wright in 2004 and I found out that if a house is subject to a conservation easement with the Department of Historic Resources, I don't have a copy of it and Renee was not able to get in touch with

the Department of Historic Resources, but the person who owned the building, she bought it simply to restore because of its significance to the whole Commonwealth of Virginia. It's so rare and she served on the board of the Department of Historic Resources and the Danville Review Board and my belief that is that she did everything known to man to protect the facade of this house, including the hidden gutters and the metal roof on the front porch. She spent tens of thousands of dollars on this house, probably 30 or 40 thousand to save it and restore it. So I just think it is a very serious situation to think about changing anything on the front of that house. I know left hand side of the house was greatly deteriorated. I spoke with Micah several times. There were trees growing the gutter of the main roof and I mean they were trees!

Mr. Freeman stated wow.

Mrs. Stilwell stated so all the water falling; none of it was being shed by the gutter system. It was pouring down on that side of the porch roof. So I mean this was neglect basically that created this situation and that's what caused it more than the hidden gutters on the front porch. Because the porch is not large enough to have that volume of water compared to the steepness of the roof of that front gable and the rest of the roof. So I just wanted to make sure that everybody on the Commission was aware. There is not anything we can do to enforce it, but there is a possibility that the Virginia Department of Historic Resources could come back and make this be undone which would be exceedingly expensive.

Mr. Davis stated the question that I have is, the holes that are in the roof, how big are they? Could you use terminology like coin size?

Mr. Freeman stated, oh, it's not coin we're talking. Feet. It's about like in those pictures that you have there, some of them are about 6 feet long by about 2 feet wide, I'd say.

Mr. Davis stated are they in the creases or in the flat area?

Mr. Freeman stated it is completely deteriorated where there is no metal left, there's literally no metal. To answer your question, both. On the front side here where it says teardrop, one of those major damaged sections is on the front left in the ridged area there and then the other major damaged section is on the right side of the porch roof where it says 12 feet over there and it is again about, I'd say, 6 feet where the metal is just non-existent.

Mr. Davis stated is that in the gutter or in the actual roof?

Mr. Freeman stated in the roof section, yeah. The hidden gutter has sections of it that are, you know, completely deteriorated. But those two parts are on the front left on the side where you see the pictures there. Sorry, my camera is not that good. I don't know how well you guys can make out the significance of the damage there.

Mr. Weir stated it seems like if you were to put gutters on the front of the deck that's going to change the whole dynamic to the front end of that porch.
Mr. Freeman stated um, it could, or being a porch it could be that, you know, maybe we could just not do gutters. But the thing is, seeing as the rest of the house has the external gutters, I don't know if you can see that from the frontal views of the house where the whole rest of the house already has the external gutters on it. So, but I mean, really for the amount of water volume that is there, it could be that it might not necessarily have the gutters on the front. You could put them on the side where it would be less visible. Or maybe not even at all because, really as it has been for the last probably 30 years, the water has been pouring right in to the porch anyways or right off of the side of the porch because where the hidden gutter comes out where I have the little circle/hole there, is really right against the house anyways so it's not really doing that much right now. But that's where all that damage was on the left side where the foundation had to be rebuilt is where the hidden gutter downspout is there.

Mr. Davis stated the price of the metal roof, is that a folded seam or a standing flex seam that you can get at Lowes that has been approved for use in a historic district?

Mr. Freeman stated I haven't actually gotten a price on replacing all of that as it is with the standing seam and everything like that. Um, just from what I know if it I would say it is probably around maybe 8 to 10 thousand dollars at least to go back.

Lawrence Meder stated I think it would be about a 5 thousand dollar for your high and might be as low as 3 thousand based on the 154, the whole house cost, because it will be the whole house and they have to do the porch and the hidden gutters.

Mr. Freeman stated OK. Well was that with the rebuilding the roof deck and everything?

Mr. Meder stated yeah we rebuilt the roof deck.

Mr. Freeman stated yeah. So it could be. I don't know that much about metal so it could be that he could get a price from somebody and maybe come up with something significantly cheaper than what I'm thinking.

Mrs. Crews stated again to remind the committee, the cost is not a purview of this committee

Mr. Freeman stated I know

Mr. Bond stated I have a question for city staff. Has the building inspections department reviewed the changes to what this gentleman says that it is going to be? The reason I ask is that it is general practice in building code that shingles are limited to slopes greater than 3 in 12 so I was just curious if building inspections had looked at this?

Mr. Freeman stated Mr. Lucas had looked at it and was actually the one to suggest this idea right here.

Walter Lucas stated the Code requires a minimum of 2:12 pitch for shingles.
Mrs. Crews stated are there any other public comments on this application? If so please step forward and state your name. Seeing none we'll close the public hearing and turn to the commissioners for any further questions they might have of the applicant.

Mrs. Crews closed the public hearing.

Mr. Weir stated I guess I'm still hung up on the hidden gutters. I think that the lack of gutters or putting non-gutters would just so mess up the front end of that house and change the pitch basically of the porch itself so that right now it's not quite so bad. I just think that the hidden gutters are important just because the other parts of the house has the other gutters I'm not going to vote for something bad because somebody did something bad before. I'm really concerned about that. This house is so pretty and I think that it needs to be restored properly to its full-on glory.

Mrs. Stilwell stated that I think that the issue that we're dealing with is that there was a lack of maintenance for 11 years. And that doesn't justify totally changing the façade of a single entity in the whole west end of the house. I have a serious problem with that and I'm not going to support it.

Mrs. Crews stated are there any further comments from the commission members? Hearing none, we'll ask for a motion to be made.

Mrs. Stilwell makes a motion the CAR deny the request for a Certificate of Appropriateness to change the existing metal roof into a 3 tab shingle roof and that we deny the request to remove the hidden gutters.

Mr. Weir seconded the motion. The motion was approved by 6-0 vote.

2. *Request for a Certificate of Appropriateness to erect a 10' x 12' steel storage building in the rear yard at 155 Holbrook Avenue. The building will include a roll up metal garage door.*

Present on behalf of the case was Mr. Reginald Crews

Mr. Crews stated good evening, my name is Reginald Crews and I live at 155 Holbrook Avenue here in Danville. My home is basically 1000 sq. ft. and I share my television space with my ladder so I need a shed to put my ladders and lawnmower and things like that in.

Mrs. Stilwell stated I have a question. I see the pictures of the sheds that you have come up with. Do you know if they have those in dark colors or are they all off white?

Mr. Crews stated I did not ask them about colors. I could ask them about colors but I didn't ask them about colors.

Mrs. Stilwell stated are any of you on the Commission aware of if those sheds come in darker colors that are not so obvious?

Mr. Bond stated I would think they would come in multiple colors.

Mrs. Crews stated I do know that brown, chocolate brown is an option for some sheds.

Mrs. Crews do you have any other comments to add to this application?

Mr. Crews stated no, but if you have any questions I'll be glad to answer them

Mrs. Crews stated what we'll do at this juncture is that we'll open the public hearing on this issue if there are any persons present who would like to speak to this issue either positively or negatively?

Mrs. Crews opened the public hearing

Mrs. Crews closed the public hearing

Mr. Davis stated what is roughly the price of a shed this size?

Mr. Crews stated that that particular shed is about $2,800

Mrs. Stilwell stated I understand the need for storage when you are the landlord. You have four apartments, one in which you live. To me a storage shed can come and a storage shed can go. It is not going to affect the architecture but I am bothered by something as bold as something like this sitting in the backyard. Whereas something in a darker tone, when you go up the alleyway, because you are more visible from the alleyway than from Holbrook avenue. You are quite visible from the backyards of the people who live on Sutherlin and I just think you'd be better served otherwise. Are you going to put a foundation or concrete down?

Mr. Crews stated I was going to use concrete blocks to use as a platform to sit the shed on.

Mrs. Stilwell stated so it is really a temporary, permanent situation.

Mr. Crews stated it can be moved with ease. And to add, the alley is overgrown with vegetation. That may change in the future, but you can't see my yard from the other neighbor's yards, with the exception of the neighbor right beside me.

Mr. Davis stated to answer Mrs. Stilwell's question, it comes in 13 different colors. 3 different browns, red, grey, and different whites and beiges.

Mr. Crews stated I don't have a preference in color. It doesn't need to be a particular color and can be any color as far as I am concerned.

Mrs. Crews stated are there any further questions from the Commission? Hearing none we will open the floor for a motion on this application.

Mrs. Crews closed the public hearing

Mrs. Stilwell stated I would move that the shed does not meet the design guidelines. This is a two-step process. My motion is that the shed does not meet the design guidelines for the Old West End.

Mr. Weir seconded. The motion was approved by a 6-0 vote.

Mrs. Stilwell stated I would also move that the addition of a shed this size in a dark brown color will not adversely impact the property in the Old West End because it will be more temporary in nature and it could be removed.

Mr. Weir seconded. The motion was approved by a 6-0 vote.

3. *Request for a Certificate of Appropriateness to complete the following at 407 Chestnut Street:*
    a. *Remove three (3) windows from the rear of the home. Covering the upper two with wood siding to match existing and blocking in the lower window.*

Present on behalf of the case was Lawrence Meder.

Mr. Meder stated how are you doing? I'm Col. Ret. Lawrence Meder. The back of the home is bordered by an alley that runs along Chestnut Street on the left side. The alley dead ends behind the home and hangs a right and heads over towards HW Brown Florist. At some time in the future I will propose to see that they divide up this alley to the homeowners so that we can take care of it because they have forgotten that it exists. I have spent countless hours removing all of the trees back there for insurance and security reasons. And now I am working on the back of the house. The upper two windows on the right, if you see, are 1960 era windows that are about 4 inches wide and about 2 feet or 1.5 feet long. They are no longer functioning. There is no header above the windows. So in order to get those windows working I would need to buy new windows and take down the wall and build a header. The windows then would need to be a little bit lower because you need to fit the header in there. But they are still not appropriate for the house. I realize that perhaps this does not meet the guidelines because it is removing something from the house that was there originally, however, this back area, in my opinion, was cobbled onto this house. The third window I want to remove, and that's the lower window if you look down that looks like a big square. All that is, is that they stopped the block work for about 2 ft. by 2 ft. and they put in a piece of glass surrounded by some wood and they put no header on it. It is about 3 feet off of

the ground, why they did that I'm not sure. The ceiling is not tall enough to stand up, so it's more like a garden room where you'd put your lawnmower. But a window that size will enable anyone to bust through and get into the house. For security reasons, I want to remove it. I also want to remove it for structural reasons. When you take out that much of the structure from the foundation of the house without headers, you could collapse that whole back end. The window to the far left will remain and that window is turn of the century glass. It's wavy, it's bubbly, I love it and it is going to stay.

Mrs. Crews stated does it have a header?

Mr. Meder stated, I don't know but if it doesn't, I will put one in there. I think it does but I will re-look. I will eventually petition this group to build a 6 to 8 ft. high courtyard in the back of this house out of red brick terracotta that matches the house. At that time you will no longer be able to see either the entrance way into that patio room or the window. That is probably within 6 months.

Mrs. Stilwell stated I am not going to make a motion because I have been too talkative, but I will say this cottage was made into a duplex probably by a slum lord and a lot of what happened to the back of this house was just added on with no construction expertise and no plan and I do believe it probably has no headers and so now you have just removed enormous sections of structural timbers of the back of this house.

Mr. Meder stated there was a kitchen in this room and that hole to the right was where the fan exhausted the oven.

Mrs. Crews opened the public hearing

Mrs. Crews closed the public hearing

Mr. Davis stated I have a question. I know Mr. Meder is going to end up bringing the house back to its original states as closely as possible. Why is the city saying that he does not meet the guidelines when the actual architectural aspects of the house are in the front of the house and not the back?

Mrs. Burton stated because it is a removal of existing windows. As far as we know as staff, they are original to that addition. The guidelines state that it is against the guidelines to remove original windows.

Mr. Weir stated I am going to vote that this is a two-step process. I make a motion that this does not meet the guidelines. Mr. Davis seconded. The motion was approved by a 4-2 vote. (Stillwell and Bond opposed)

Mr. Weir stated I now make a motion that we approve this portion of the application because this is not detrimental to the neighborhood and does not change the structural aspect of the house.

Mr. Stowe seconded. The motion was approved by a 6-0 vote.

b. *Install 2 stain glass windows on far back right side of house to light an internal stairway. The windows will be 12-16" x 20-24" and will be placed within the last seven (7) feet of dwelling*

Mr. Meder stated if I could just clarify that. The window is going to be anywhere from 12 to 16 inches wide and anywhere from 20 to 24 inches long and there will be two windows. I don't know what I am going to find. I did include a picture from a house on Main Street that uses stained glass windows that go up the side of a staircase. There will be a staircase in the picture on the left that will take you down into the basement and those windows would provide natural light because it is the sunny side of the house. Also, you can see the siding there where the siding actually breaks. I am told that a tree fell on that side of the house and that is how they repaired it. So when the windows go in, I'll make the siding look the way siding is supposed to look, just like on the back of the house. I assume that summer will end here within the week and we will get back to winter so I won't be able to get to this until spring.

Mrs. Stilwell stated I have a question. It says in here that that will be on the far back right side?

Mr. Meder stated yes. So if you are on Chestnut Street, on the right hand side of the house and you are standing the vacant lot looking at that side of the house.

Mrs. Stilwell stated so it is on the side?

Mr. Meder stated yes on the side. As you come around corner then you get to where the windows are that I want to remove.

Mr. Weir stated so this is where you were going to put the driveway eventually so that you can get the cement truck down there?

Mr. Meder stated yes. Exactly.

Mr. Bond stated is there an existing stair there?

Mr. Meder stated there was and now we are rebuilding it and unfortunately we found out after we took it out that since we took it out we have to meet the current code, not the old code. It was coming up so that when you were walking on it you were falling through it we really couldn't rebuild it. It had to come out. As well as that whole back section. The whole back section had to come out; all of the floor joices, all the flooring, and all of the 2 x 4s that were used to frame it. They were framed at about 24 inches on center which is just ridiculous and all of the silt plate along the back was completely rotten so that had to be removed. It is amazing at how much work has gone in to this; it doesn't warrant what that they put on the back of the house.

Mrs. Crews opened the public hearing

Mrs. Crews closed the public hearing.

Mr. Weir stated again Renee, is this reason to not meet guidelines because there is nothing there now and he keeps trying to put in some lights to use for the stairs?

Mrs. Burton states that is correct. Staff perspective is strict interpretation of the guidelines. That is why there is the flexibility in the second part for you guys.

Mr. Weir stated I make a motion that it does not meet the guidelines.

Mr. Stowe seconded. The motion passed by a 6-0 vote.

Mr. Weir stated I mentioned a second motion that we approve paragraph b of the applicants request because it is not detrimental to the neighborhood nor would it destroy the architectural aspect of the house.

Mr. Stowe seconded. The motion was passed by a 5-1 vote.

c. *Construct a 70" x 2' x 14" concrete and red clay brick seat on the right side of the front porch. The height will not exceed the existing concrete columns and the brick will match the house.*

Mr. Meder stated if you look at the picture, what I'm saying is that the bench will go right between the two columns. The one that's on the house and the one that is on the front. It is about a 4 foot drop, if not higher from that porch down. I have been parking garbage cans there to prevent someone from falling off. I don't even like jumping off of it because it is too much of an impact coming down. I figured that if there were some kind of permanent bench there it would prevent anyone from falling through. Whereas a railing would be kept at the height of those columns and is very narrow so you'd be able to go right over the top of a railing. But you would probably be unable to fall over a bench that was almost 14 inches wide.

Mr. Weir stated so it is going from the column back to the house?

Mr. Meder stated yes, from the column on the left to the column on the right.

Mrs. Stilwell stated would there be brick on the top? Or on the porch side?

Mr. Meder stated when you come up the porch you will be able to see the bricks on this side.

Mrs. Stilwell stated on the inside?

Mr. Meder stated yes on the inside.

Mr. Weir stated what will be on the outside?

Mr. Meder stated it will match what exists. We will match that with mortar.

Mrs. Stilwell stated how about the top?

Mr. Meder stated I haven't thought about it. I could do brick on top too where you would be sitting on brick. That is easy. Or it could be like the yellow house across the street where we topped the brick with the polished concrete seat. The polished concrete almost looks like stone after we tinted it a little bit.

Mrs. Crews stated any other input from the applicant?

Mr. Meder stated if somebody had a better idea or a different idea, I would entertain that too. That is kind of the best that we came up with for safety. I don't like that distance if someone were to fall.

Mrs. Stilwell stated I find that it would be attractive because it would be a place to put out groceries, would be a place to sit, would be a place to put flowers or flowerpots sine that is the south side of the house. It will change the porch but this house had been so muddled when those turned into doors and kitchens were added on. It was definitely a section 8 type rental house.

Mr. Davis stated so there will be no back to the seat? It will just basically be a seat?

Mr. Meder stated there might be a little raised area to give you that bit of extra safety if you did fall. No higher than those columns.

Mrs. Stilwell stated the square part of the columns?

Mr. Meder stated the square part of the columns. I would like to have it even an inch or two below that so you could see the relief.

Mrs. Crews opened the public hearing

Mrs. Crews closed the public hearing

Mr. Weir stated Renee, on the previous case B, the reason that it did not meet the guidelines was because he would be putting something there that wasn't there originally.

Mrs. Burton stated right.

Mr. Weir stated but you said that this does meet the guidelines but we are putting something in that was not there before.

Mrs. Burton stated this is two-fold. 1 is the height of the porch itself. It is required by building code to have some type of barrier because of its height. It is a 36 in or higher? Mr. Lucas stated it is historical, so it doesn't matter if there is something there or not.

Mrs. Burton stated so you do have that safety concern as well as the guidelines states the originality of porches and the importance of originality and I believe that this gives it that originality. I don't believe that we have this in any other structure that I'm aware of.

Mr. Lucas stated may I add that the building code has an exception for historical properties that if you are replacing historical items you have to replace them like for like. But this bench that Mr. Meder is talking about will not fall under the historical compliance. It must meet the current code because it is new construction.

Mrs. Stilwell stated will this meet current code?

Mr. Lucas stated he will have to construct it to meet the current code with the fall protections. I would have to look it up to find out. He may have to go higher than what he is talking about.

Mr. Weir stated I thought that the city code was 42 inches for barriers.

Mr. Lucas stated in the current code, guard rails are required to be no less than 38 inches. But on a bench-type guardrail combination the 38 inches is the part above the seat because somebody could stand on the seat and fall over. So that is why I am saying that it may have to be higher. I don't know how tall that column is.

Mr. Meder stated I would say its 2 feet maybe.

Mr. Lucas stated so that's why I'm saying this will not fall under the historical exemption to the building code, because it is new construction.

Mrs. Burton stated for it to continue you would need to request a modification.

Mr. Lucas stated you would need to request a modification.

Mrs. Burton stated that is an option.

Mr. Meder stated I guess the other piece is that I couldn't find a metal bench long enough to bolt to the floor right there.

Mrs. Stilwell stated that would be a lovely idea. And that would meet the 42 inches?

Mr. Weir stated 38"

Mr. Meder stated that would block the area.

Mrs. Stilwell stated you would want to bolt it anyways.

Mr. Meder stated I would definitely have to bolt it. Just for everybody's information, they are stealing us blind in the historic district, in the Old West End. They are stealing the tools all over the neighborhood. It is awful that they would steal from folks that work with their hands.

Mrs. Burton stated a bolted bench would not be new construction. So that would be the difference as far as the Code and compliance were concerned.

Mr. Meder stated well it wouldn't have to meet anything because anybody can put a bench on their porch.

Mrs. Stilwell stated would you like to withdraw that section?

Mr. Meder stated yes. I will get together with Walter to see if it is doable.

Mrs. Stilwell stated or would you like to table it?

Mr. Meder stated yes lets table it.

Mr. Weir stated lets table it.

Mr. Spencer stated that tabling technically means to delay until the end of this meeting. If you want to postpone it indefinitely, until your next meeting probably, you can just move to postpone.

Mrs. Crews stated do I have a motion to postpone?

Mr. Weir stated I make a motion that we postpone this until January's meeting.

Mrs. Stilwell seconded the motion. The motion was passed by a unanimous vote.

APPROVAL OF MINUTES FROM SEPTEMBER 24, 2015 and OCTOBER 22, 2015

Mrs. Crews stated we will next proceed on our agenda to item 4, approval of minutes. Who waded through that? No offense, that was a monumental task.

Mrs. Burton stated I know you have sent me numerous corrections. I also wanted to state that, especially in the September version of the minutes, we had that transfer of, I think, three different senior secretaries during that time to type that up and that may be evident. Tracie is not here today, but she is still with us as Senior Secretary so she will be taking care of the corrections. When I spoke to her about our email correspondence she went back and looked and has already made some corrections.

Mrs. Crews stated and I'm happy to continue wading through them in that manner. Straightening some obvious, glaring errors.Mrs. Burton stated Mrs. Crews has sent us an electronic copy going through and labeling the comments and the changes that need to be made which is extremely helpful and so that Tracie and I can look through that. We'll plan that for tomorrow.

Mrs. Crews stated given the outstanding circumstances, were the commissioners able to review the minutes for the general understanding of what occurred at the last meeting and are we in substantial agreement that it reflects the meeting? Yes? Can we put it to a voice vote then? All in favor of approving the minutes for September and October of 2015, those in favor say I. Those opposed?

The September minutes were approved by a unanimous voice vote.

The October minutes were approved by a unanimous voice vote.

OTHER BUSINESS

Mrs. Burton stated like I said, Tracie is still with us but she was not able to make it to the meeting today. I do want to introduce Anna Levi. She is our new Associate Planner and has been with us now for an entire month and has stayed. So we are pleased.

Mrs. Stilwell stated where are you from?

Mrs. Levi stated I am from Greensboro

Mrs. Stilwell stated welcome to Danville. Where did you go to school?

Mrs. Levi stated UNC Greensboro.

Mrs. Stilwell stated so did I.

Mrs. Crews stated welcome, and I promise we are not always as verbose as others, sometimes.

Mrs. Burton stated you do already have applications in for January so please mark your calendars. I did send those 2016 calendars out two weeks ago. If you didn't get them let me know. So that is January 21st, and a reminder of that, January meetings are elections of officers. So if for some reason, you choose not to attend, be prepared to be an officer. That is typically how it works. Just a warning there. The last thing I have is Merry Christmas and happy New Year to everyone just in case I don't see you between now and then.

Mrs. Crews stated do the commissioners have any other items that we can entertain as business?

Mrs. Stilwell stated I have a question. What is the timeline on the issue of the Dewberry report and the proposed demolitions at Five Forks?

Mrs. Burton stated that will come before you in January. The Dewberry report has been submitted and I will send that to you probably tomorrow. That will give you a good amount of time. I want to give it to you soon.

Mrs. Stilwell stated so we are able to go over there and look because that is a pretty complicated process.

Mrs. Burton stated it is. I wanted to make sure that you get it in plenty of time, but I didn't want to send it to you before this meeting and complicate all the other emails that you have received. But I will certainly get that out to you tomorrow and then you will see the agenda in the same timely manner that you had before. We should probably post that on the website too and I will let you know as soon as that is up.

Mrs. Crews stated any further business?

Paul Liepe stated Madam Chairman; I would just like to thank the commission for your service for 2015. Those of us in the Old West End really appreciate it. Most of us.

Mrs. Stilwell stated we appreciate what you do. Very much.

Mrs. Crews stated Renee, I would propose that the appeal on Holbrook, did you schedule that for Tuesday the 15th before City Council.

Mrs. Burton stated correct.

Mrs. Crews stated do we want to encourage any other board members to attend that City Council meeting for the appeal?

Mrs. Burton stated oh absolutely. Like Mrs. Crews said, the appeal will be heard for 165 Holbrook Avenue next week for City Council. We certainly encourage as many CAR members that can attend to please do so. It's at 7:00pm. Basically before Council you will be ultimately defend your decision of the denial of the request for the porch alterations and the steps.

Mrs. Stilwell stated and you guys did come across the conservation easement information from Anne Gravely Lee. I will send it to you so that it is on record. Just in case.

Mrs. Burton stated that would be great. I do not have the easement itself.

Mrs. Stilwell stated I thought of it this morning

Mrs. Burton stated yeah I have been looking for that. I went through DCR's site today and they just state that it is there. Everybody is just telling me that it exists. No one is giving me any details.

Mrs. Stilwell stated I'm sure that I can eventually catch up with Anne Gravely Lee. I just didn't have time to do it today.

Mr. Liepe stated you know Renee, I think Steve Wilson might have a copy of those easements because he looked into buying that house at one time. He may have a copy.

Mrs. Burton stated ok.

Mrs. Stilwell stated why don't you ask him if he does.

Mr. Liepe stated when I see him I will. I know that there were a lot of Conservation Easements, but I didn't pursue it any further.

Mrs. Stilwell stated that is the only person I have ever dealt with that did a Conservation Easement on a property. But she knew exactly what to do and she invested all that money to save that house and restore it and she wanted to protect it. I'm not familiar exactly. I never saw it what it said to my knowledge or memory.

With no further business the meeting adjourned at 4:22 p.m.

_____

Approved