

COMMISSION OF ARCHITECTURAL REVIEW

June 28, 2018

Members Present

Susan Stilwell
Robert Stowe
Robert Weir
Sean Davis
Jeffrey Bond

Members Absent

Michael Nicholas
Robin Crews

Staff

Ken Gillie
Lisa Jones
Clarke Whitfield

ITEMS FOR PUBLIC HEARING

Request a Certificate of Appropriateness to demolish 845 Pine Street. The vacant lot will be offered to the adjacent property owners to increase the size of their properties.

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Mrs. Renee Burton, Project Manager of the Old West End Rehabilitation Efforts. Mrs. Burton stated, 845 Pine Street, I laid an application before you for demolition. The property is circa 1900, was once a single family dwelling. Mr. Garrett previously owned the property. It was developed into four separate apartments and it has not seen any maintenance for several years. It is in dire need of attention, and it has been abused, to say the least. The property itself is about .15 acre lot, and 43 feet on the front. So, our alternate plan at this stage is demolishing and dividing the property equally between the two adjacent properties. Both are owner occupied which is rare on Pine Street and it would give them some additional area for their properties. We have had this on the market for a little over three months now for a price of \$23,310, which is about an estimate of fifteen dollars per square foot for the property, and we have had no interest at this time.

Mr. Weir stated looking at this estimate here am I getting this correctly, the construction estimate cost of \$300,436.92?

Mrs. Burton stated yes that was the construction estimate from the architect. That is the conversion from four units to a single-family dwelling. That will make it a three bedroom and two- ½-bathroom property.

Mr. Weir stated and the demolishing is going to cost \$7,500.00?

Mrs. Burton stated demolition is going to be about \$17,000.00. That is if there is hazardous material and without hazardous material it will be cheaper, but we do not know at this time if there is any present.

Mr. Paul Liepe stated I am here today on behalf of the neighborhood organization Friends of the Old West End. We have been acting as the City and Housing Authority agent for the neighborhood. We have not had a single inquiry about this house. We have had the architect report readily available and no one has asked for it. What concerns me more than anything, I am sure it shows in your photos that this house is maybe 18 inches from the house next door. So, if we are allowed to continue that could certainly be a problem to the neighborhood house and a liability to the City. I have personally spoken to the adjoining residents, they would like to see it gone, and one is anxious to have a piece of the property. My personal opinion is it would improve the Street and there is no historic value to the house. Normally, Friends of the Old West End are not in favor of demolition but this is an exception and we are here to approve.

Mr. Weir closed the Public Hearing.

Mrs. Stilwell made a motion that it does not meet the guidelines as submitted. Mr. Stowe seconded the motion. The motion was approved by a 4-0 vote. Mr. Bond abstained.

Mrs. Stilwell made a motion that demolishing 924 Pine Street does not have an adverse effect on the district or neighborhood. Mr. Stowe seconded the motion. The motion was approved by a 4-0 vote. Mr. Bond abstained.

APPROVAL OF THE MINUTES

Mr. Stowe made a motion to approve the May 24, 2018, minutes. Mr. Davis seconded the motion. The motion was approved by a unanimous vote.

OTHER BUSINESS

With no further business the meeting adjourned at 3:42 p.m.

Approved