

**COMMISSION OF ARCHITECTURAL REVIEW  
MEETING OF DECEMBER 9, 2010**

**Members Present**

Fred Meder  
Susan Stilwell  
Robin Crews  
Richard Morris

**Members Absent**

Cynthia Castle  
Jeffrey Carson  
Seth Land

**Staff**

Renee Blair  
Christy Taylor  
Emily Scolpini  
Alan Spencer

Chairman, Fred Meder, called the meeting to order at 3:33 p.m.

Mr. Meder introduced Community Development Director, Earl Reynolds, Jr.

Mr. Reynolds stated Mr. Chairman, those of the Commission, and Staff I am Earl B. Reynolds, Jr. and I am delighted to be here. I do not have a prepared speech. I met your Chairman earlier today while we were out in the neighborhood looking around. Jerry and I ran into him, so I told him that I would be here today. I just wanted to come and say hello, and let you know that so far everybody has been kind. I do not have too many bite marks. I think we are going to have a great time. I am looking forward to it. Those of you that have studied historic preservation in Virginia are probably familiar with the programs in Roanoke, Virginia particularly the Old Southwest Neighborhood; which is right off from Downtown. I had the privilege of working with them earlier on during that particular program. I also served as Staff to the Roanoke City Architectural Review Board, which got started during my tenure. I think we are going to have fun. I am looking forward to it.

The Board members thanked Mr. Reynolds for coming.

**I. ITEMS FOR PUBLIC HEARING**

*Item 1. Request for a Certificate of Appropriateness, PLCAR20100000160, to rehabilitate the front façade, returning it to an earlier period at 860 Green Street.*

Open the Public Hearing.

Present on behalf of the request was Mr. Steven Holley. Mr. Holley stated I actually have a really good drawing. This is what I am proposing to do to the property at 860 Green Street. The drawing is pretty self explanatory. If anyone has any questions, I will be glad to refer them to Mr. Morris.

Mr. Meder stated I think this is a whole lot clearer than what you were trying to describe last time.

Mr. Holley stated this is what I was trying to describe to you all last time. The architect took my words and put them on a piece of paper.

Mr. Morris asked if I am not mistaken, you said that you were going to try to retain the second (2<sup>nd</sup>) floor railing, correct?

Mr. Holley responded yes.

Mr. Morris asked with the pickets?

Mr. Holley responded correct.

Mr. Morris stated so if he does that, he is just going to mimic the ones downstairs, because there is nothing downstairs.

Mrs. Stilwell asked will it be the same profile and size?

Mr. Holley responded yes.

Mr. Morris stated so even though I am saying specifically what this bottom one (1) is, I think that it should be noted that if he does retain the second (2<sup>nd</sup>) floor railing, and if we approve that, then the first (1<sup>st</sup>) floor will pretty much mimic the second (2<sup>nd</sup>), which may be a little different than what I described at the bottom. Does that make sense?

Mr. Meder responded yes. I have a few more questions though. The stairs are coming out? This newel post that was at the top of these stairs in the middle of the railing, is that going too?

Mr. Holley responded yes.

Mr. Meder stated great.

Mrs. Stilwell asked so the entire porch will just be floored with no opening?

Mr. Holley responded correct. It will be just a solid upstairs porch.

Mr. Meder stated that will be a whole lot safer. If I remember right, when you turn the corner that is stucco as well, is that going to come out and be railing?

Mr. Holley responded I am taking all of the stucco out of the first (1<sup>st</sup>) floor where the rails are now.

Mr. Meder asked what I am saying is that the sides are solid. Is that going to go back to railing?

Mr. Holley responded that is going to be railing also.

Mr. Morris stated he is going to try and do brick, but if the brick is really bad once he takes the stucco off; he is going to re-stucco it.

Mr. Holley stated I am going to try to expose the brick on the piers, but I may or may not be able to do that. If I cannot, I will have to re-stucco it.

Mrs. Stilwell asked are you talking about the columns or the piers down here (pointing to the drawing)?

Mr. Morris showed Mrs. Stilwell on the drawing what Mr. Holley was referring to.

Mr. Morris stated I did not address the stairs, but I assume you are going to take the other ones up.

Mr. Holley stated I am taking those out.

Mrs. Stilwell asked are those wood?

Mr. Morris responded no they are concrete.

Mr. Holley stated no, it is wood.

Mr. Morris stated I am talking about the main stairs.

Mr. Holley stated I am going to try and save those. I think I can go underneath and jack them up, and pour some supports under them.

Mr. Meder stated I am not sure if this is under our purview, but the walkways are two (2) different heights.

Mr. Holley stated when I come back for my next meeting; I am going to change the sidewalk. I am going to add an iron fence around the front perimeter, and I am going to use the gates that I was talking about.

Mr. Meder stated so you are going to address that, because that really looks bad.

Mr. Holley stated I have never understood why it is two (2) different levels.

Mr. Meder stated it is so distracting when you look at the home.

Mrs. Stilwell stated it seems like it would be nice, as a suggestion, to have a wide sidewalk that was one (1), and then as you got close to the house something came out.

Mr. Holley stated where that big tree was on the right hand side, there is going to be a small retaining wall there, and I am going to bring that front yard up level later.

Mr. Meder stated I did not hear that you had won the lottery recently.

Mr. Holley stated I said later after I get my new energy weatherization business going.

Close the Public Hearing.

**Mrs. Stilwell made a motion to approve the request as submitted. Mrs. Crews seconded the motion. The motion was approved by a 3-0-1 vote (Mr. Morris abstained).**

Mr. Meder asked do you have a time frame?

Mr. Holley responded no.

Mrs. Stilwell stated you have a time frame on this approval.

Ms. Blair stated it is good for a year. If no work has been completed within a year, it becomes void. If you have made substantial improvements, and have building permits that are active it will continue.

Mr. Holley stated we will start the demo soon. That is going to be the biggie.

*Item 2. Request for a Certificate of Appropriateness, PLCAR20100000199, to alter the roofing material on the front porch from asphalt shingles to standing seam metal and to alter front porch gutter system to half round gutters at 841 Main Street.*

Open the Public Hearing.

Present on behalf of the request Mr. Richard Morris.

Mr. Meder stated I do not totally understand why Rick has to come to us on this.

Mr. Morris stated the roof that the porch had on last was asphalt shingles, so we are actually changing it to standing seam. It is going to be standard, old fashioned, to meet the requirements of the Department of Interior Standards for a better roof.

Mrs. Stilwell asked is it going to be constructed by pieces, not some already assembled panel?

Mr. Morris responded no, it is the crimped.

Mr. Meder asked so essentially though the roof line and the profile

Mr. Morris responded it is the same roof style that Gary put on the house next to you, the big columned house.

Mr. Meder stated that was a pre-painted metal.

Mr. Morris asked oh it was?

Mrs. Stilwell responded he pre-paints all of his panels.

Mr. Meder stated it has a thirty (30) year guarantee.

Mrs. Stilwell stated oh, it is a baked on finish.

Mr. Meder stated it can still be crimped. I think the difference is that these are pre-manufactured panels to the specifications that you give them. One (1) end screws in, and the other end just locks down. They hit it with a rubber hammer. They use to take the tin and fold it, and then crimp it. Honestly, you cannot tell from here to that table that it is different; but you can tell that the paint is a much better job. It is usually not peeling.

Mr. Morris stated they had the regular standard gutters on there, so they want to change that too. This is just going on the porch. All of the rest of the gutters on the house are hidden. It is just on the front porch.

Close the Public Hearing.

**Mrs. Crews made a motion to approve the request as submitted. Mrs. Stilwell seconded the motion. The motion was approved by a 3-0-1 vote (Mr. Morris abstained).**

## **II. APPROVAL OF MINUTES**

Mr. Meder asked has everyone reviewed this document?

Mrs. Stilwell asked who had to write this?

Ms. Taylor responded I did.

Mrs. Crews stated you did a fine job.

Mrs. Stilwell stated it took me two (2) days to read the minutes. I do have one (1) correction on page one (1). In the final paragraph, "thirty (30)" should be three (3), because that makes me really old.

Mr. Morris stated it is more like five (5) actually.

Ms. Taylor stated I think he had said "thirty (30)" as a joke.

Mrs. Stilwell stated that is not accurate.

Mr. Meder stated we did correct it in the conversation.

Ms. Blair stated that is correct. I think you were just stating that it had been a long time.

Mr. Meder stated I was referring to all of the new people who were not aware of the history of the YMCA and this building.

Mr. Spencer asked would Mrs. Stilwell like a reference in the minutes that it was a joke?

Mrs. Stilwell stated I would like to amend the minutes.

Ms. Blair stated we could put that he "jokingly" stated.

Mr. Meder stated yes, let us amend it that way.

Mrs. Stilwell stated I just did not want someone to think that they had owned it thirty (30) years ago.

**Mrs. Stilwell made a motion to approve the October 28, 2010 minutes. Mr. Morris seconded the motion. The minutes were approved by a unanimous vote.**

### **III. OTHER BUSINESS**

Mrs. Stilwell stated I do want to make sure everybody knows that the Historical Society has its thirty-eighth (38<sup>th</sup>) Annual Tour this weekend, Saturday afternoon from one to five (1:00-5:00), and Sunday afternoon from one to five (1:00-5:00). It would probably take you both days to see their sixteen (16) sites, and one (1) of them includes the White Mill; which is probably never going to be open to the public again. I think the tickets are twenty (\$20.00) dollars. It is from Westmoreland and Schoolfield School to mansions on Main and Holbrook. It is a very diverse, interesting tour. I have to say that one (1) of the most exciting things that I have seen is the designer showcase condominium at Burton. Five (5) young designers have re-purposed almost every piece of furniture in there. It is extremely creative, and if you get a chance, you should really go and see it.

Ms. Blair introduced Miss Emily Scolpini as Planning Technician.

With no further business, the meeting adjourned at 3:52 p.m.

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APPROVED