

COMMISSION OF ARCHITECTURAL REVIEW

JULY 7, 2021

Members Present

Robin Crews
Susan Stilwell
Jeff Bond
Jackson Weller
Robert Weir

Members Absent

Robert Stowe

Staff

Doug Plachcinski
Lisa Jones
Clarke Whitfield

Ms. Crews called the meeting to order at 3:30 p.m.

ITEMS FOR PUBLIC HEARING

OLD BUSINESS

1. *Revised Certificate of Appropriateness Request, 2020-268, to restore 870 Pine Street.*

Ms. Crews opened the Public Hearing.

Present to speak on behalf of this request was Ellen Paul, owner of 870 Pine Street. Ms. Paul stated I would like to open by saying that we are all on the same page and same goal. To fix the house and bring back to its former splendor and glory and close up the back. I did submit with my application marked up Hill Studio plans and I was not able to get them to revise those plans because they are too busy. So, I marked them up and for clarification I sent an email to everybody which was really a restatement and a clarification. I would like to respectfully request that I be able to submit it for your consideration and I would like to explain what is in this packet.

Ms. Crews stated that is the addendum that we have before us today?

Ms. Paul stated it's the additional addendum that I brought down two weeks ago with additional drawings and there is more in this packet that I think is important and it has to do with the email of the original packet was not showing the correct colors of the house because they were blacked out.

Ms. Crews stated we do have copies and I would ask staff is this appropriate?

Mr. Whitfield stated that is up to the board.

Ms. Paul stated it is just clarification of what was already submitted.

Mr. Whitfield stated are there copies for everyone in the audience?

Ms. Jones stated yes, I gave them copies.

Ms. Stowe stated do I have any objection from the commission with the elaboration that Ms. Paul has submitted today?

Each board member stated no.

Ms. Paul stated the house is not going to look like an easter egg house. It will look elegant and if any of the colors start looking to weird, they will be darkened or grayed out more. They are typically colors that I painted my Victorian. I would like to clarify that this is not my third house without running water. This is my fourth house without running water. Do you have my rendition of the composite decking for the rear only? Did that come out in color? It was in the original packet for the June 24 meeting but when I look at that in the email it looked like they were black.

Ms. Stowe stated it does look a little black in the picture.

Ms. Paul stated it is the typical composite reproduction with grayed out wood or non-grayed out wood. The only reason I want to use composite in the back instead of pressure treated wood is because you eventually get splitters and it could be dangerous as I know because one went through my finger once. I think everyone has all the information that you need. The cube was not as in great shape as I had hoped. It had water damage from the additions that were on the back of the house. Once those additions were substantially removed the water infiltration is extremely minimum at this point. The damage was already done and the original application talks about what had fallen into the basement; those were not the newer additions, it was the early addition. My hands are tied when I had water, rot, and top joints under the roof with rotten wood. We stopped once we got to a point where it was salvageable and then I had the engineer come out and that is why we stopped at that point. It can be repaired at this point. I also reread the guidelines and I know that I don't need CAR approval for the mailbox.

Ms. Stilwell stated you don't need what?

Ms. Paul stated CAR approval for the mailbox per the guidelines.

Ms. Stilwell stated we don't have any purview over color either.

Ms. Paul stated I think it says in the guidelines that CAR is supposed to be made aware of the colors. I also at this time would like to make the required statement that my next step besides the restoration of the back that, is I am going to start pulling windows to renovate them. That is required by the guidelines. They will be repaired properly, and I have done tons of windows. I'm just putting you on notice because it is required. Are there any questions?

Mr. Weir stated is your plan to bring it back to what it was originally?

Ms. Paul stated yes, and the only part that won't be original is the six-foot bump out in the back. I think it was originally a servant staircase. I would like for everyone to know the reason the house did not have a running foundation except for under the L. The rest of the rear of the house was on pillars. Per the engineer plans a running foundation will be put in along the back of the house making it much more structurally sound. I want to benefit the house in such a way that it will last another 104 years. I'm not going to slam dunk anything and I'm not going to use some of the materials that other people are using. I'm going to use cumaru and I don't know if you are aware, but it is a self- strong American hardwood. I have used this in the past and it is beautiful, and it is a step up in hardness.

Ms. Stowe stated the scope of this proposal is very broad as she refers to the amendment attachment A which discusses the intentions of the owner. Does the committee have any further questions of the owner?

Ms. Stilwell stated I just hope this building gets closed in for her sake and the house is safe.

Mr. Paul Liepe stated I just want to take a moment to compliment Ms. Paul on the amount of work that she has put into this. This is one of the houses that we would have lost to the wrecking ball if it had not been for her. I just want her and all of you to know how much we appreciate her working in the Old West End.

Ms. Stowe closed the Public Hearing.

Mr. Weir stated does the Director of Planning have any problems with it?

Mr. Plachcinski stated right now the materials that have been submitted do not qualify under the designs standards for what a submission should be. There are no measurements. The materials are not sufficient to pull a building permit beyond the foundation permit which has been released to stabilize the rear of the house. We do have concerns about the work that has taken place on the house in the past. There was a stop work order because there were dangerous conditions created and we lifted that to assist the homeowner in stabilizing the home. We hope that they will be able to install the rear foundation as soon as possible. There is an illegal water connection that has not been permitted and it was tied into the front of the house. I am a little unclear on that. There is a lot of work that needs to happen here and in eight months of the two years it is going by real fast. Our job is not to hold them up and from my point of view or at least from the city administration, to encourage them to develop a plan and get the resources and horsepower to get it done and execute it so that the house is preserved.

Mr. Weir stated is there anything in the proposal that is against the guidelines or our guidelines and not the Planning guidelines or zoning, but our guidelines?

Ms. Stilwell stated design guidelines.

Mr. Plachcinski stated not that I am aware of however I can't without having adequate exhibits make that determination and that is up to you.

Ms. Stilwell stated I will say that I did meet with Ellen on site because I kept looking at drawings and I had a hard time figuring that stuff out. I feel comfortable about what she is trying to do there. It is an overwhelming job because that house has been terribly abused by slum lords. Can you give her a list of what kind of materials that she needs to bring for clarification because I'm not sure?

Mr. Plachcinski stated I have provided that to her. My concern is that the applicant repeatably has tried to execute work that requires pulling permits on the site without permits. I just want to really make sure that the proper permit is pulled to keep the site safe and to keep the building safe.

Mr. Weir stated which is out of our approval.

Ms. Stowe stated exactly but applicant has her hand out to offer further collaboration.

Ms. Paul stated I would like to point out on these clarification plans that there are dimensions. I would also like to let everyone know that just prior to this meeting John Poole pulled up in front of my house and made a few comments that were quite interesting because he had just left inspections. John Poole is the plumber I brought in to do the water line. I asked him to pull the permit and he said no, go ahead and dig up the sidewalk and under his direction, a licensed plumber, he told me to dig up the sidewalk and get the trench dug and I asked him if he was going to pull the permit and he said we will do that afterwards. I think it is quite typical for a lot of plumbers to do the work and even gas work and then have the inspector come look. I didn't do this purposely; I did this under the direction of a licensed plumber who was putting in a water line.

Mr. Plachcinski stated you had approached the inspections department about this work.

Ms. Paul stated I did.

Mr. Plachcinski stated what were you told.

Ms. Paul stated I was told that I needed a licensed plumber and I went to John Poole.

Mr. Plachcinski stated and there was no permit pulled.

Ms. Paul stated today it was pulled and approved.

Mr. Plachcinski stated it must have been done in the last few moments.

Ms. Paul stated not a few moments but a few hours or maybe an hour ago. I had hired John Poole. I am one of the people that will pull permits when I must. I will use the correct materials to get it done in the correct manner. I have a lot of experience with this and pulling permits and doing the right thing. I am putting one foot in front of the other and I am trying to do what is right. Everyone has an interest in the historical value of the Old West End. I have a very specific interest in my house and the historical value in the Old West End. I did not want to step on anyone toes and it appears that is what is happening because people feel that way. I would have pulled the permit, but John Poole said he'd pull the permit to dig up the sidewalk.

Mr. Bond stated I do have one question for the applicant if she could come back up. Do you just mind describing the materials that will go on the outside siding and windows.

Ms. Paul stated the roofing will be maintained in sand steel metal. There is a list on the original packet where it describes the materials that are going to be used. The wood that is going to be put inside the walls will be 2x4's. The permit has been pulled for the back wall to be 2x6 which will add strength. What I would propose at this point because of the reconstruction of the wall going across without the 6-foot bump out. I would suggest that be regular sheer clouded. The rear of the L that wall is the original it was in depleted condition I would suggest that we use cedar duck siding. I want to stay with cedar. I want to put a 1x 6 vertical board to differentiate the L from the new wall. Everything is going to be wood the only thing that will be on there is that potentially composite is on the rear deck. If you want me to put wood on the rear deck, I will. It is totally up to the commission. The brick in the front will all be wood, and the Juliet porch will be a 5x10 porch. It will all be wood.

Mr. Bond stated are you going back with the 1800's columns?

Ms. Paul stated yes, square columns.

Mr. Bond stated what about the windows?

Ms. Paul stated the windows will all be wood. I want the house to look correct and the windows to be the same size. I don't want it to look weird.

Ms. Stilwell stated I have no problem with using what she proposed for the flooring of the deck. It is in the back of the house, you can see it, but I am very aware of the maintenance of wood flooring on decks. It is a continuous problem. What do you think Jeff?

Mr. Bond stated I agree. That is going to be the most abused portion of the deck and it is going to wear out quickly.

Ms. Stilwell stated I wouldn't want it on the front porch but on the deck in the back. I think it will be a safer and longer lasting type of improvement.

Mr. Bond stated the drawings that Hill Studio did the back of the house is a mess. I'm an architect and I can't even count the number of additions. I think the proposed plan get's it back closer to the original period is appropriate.

Ms. Stilwell made a motion to approve Request 2020-268 that the use of the material proposed on the rear deck be approved guidelines as submitted. Mr. Weir seconded the motion. The motion was approved by a 5-0 vote.

Ms. Crews stated now for the larger scope issues that are before the committee is there a proposal.

Mr. Bond stated is there a list of items that are being requested?

Ms. Crews stated I couldn't find a list. That is my comment as Chair I am very concerned about the mismatch of material that has been presented. It is a lot of material, but it is not in a uniform package that we are custom to seeing nor in the last hour potentially has it been approximately permitted. I am quite concerned about that.

Ms. Stilwell stated I am more concerned about what had been done to the house that nearly destroyed it trying to remove what had been added. I am in favor of not violating our guidelines in any way but getting this house closed in I think is essential. Before we know it, we will be back into winter and it has already survived through one winter being opened and that would really be damaging to this house that was already damaged.

Mr. Weir stated it is a piece of junk as it was and is. I have no problem.

Mr. Weir made a motion to approve Request 2020-268 as submitted and presented. Ms. Stilwell seconded the motion. The motion was approved by a 5-0 vote.

Mr. Bond stated this does include the reduction and the size of the front porch to?

Ms. Stilwell stated I went there, and I don't know when it was enlarged but the porch really does stick way out. When you are standing and look up and down the street to other porches. I think that should be included reduces the porch going to the square columns.

Mr. Whitfield stated I was under the impression that is what Mr. Weir's motion pertained.

Ms. Stilwell stated just make sure that you do get permits when they are needed so we don't create more problems.

NEW BUSINESS

2. *Certificate of Appropriateness Request, 2021-206, to build a new rear deck and add to existing rear storage room at 832 Pine Street.*

Ms. Stowe opened the Public Hearing.

Present to speak on behalf of this request was Alma Ramirez, owner of 832 Pine Street.

Ms. Ramirez stated there is a storage room that is close to the kitchen and I need to restore it, but I also like to extend my deck because I would like to use my washer and dryer there. There is an existing deck that is small, and it is hard to go outside and I would like to extend it a little bit.

Mr. Bond stated the back portion of the house are you extending the roof over to the right? Is that what I am gathering there it says new extended roof?

Ms. Ramirez stated yes, it is going to extend the roof because the little room will extend like 4 foot or something like that. The roof will be extended a little bit.

Ms. Stilwell stated what roof material are using?

Ms. Ramirez stated I will use the same material that is on the house now.

Ms. Stilwell stated what is the material?

Ms. Ramirez stated shingles.

Mr. Bond stated is the existing storage room going to be removed or just expanded?

Ms. Ramirez stated just expanded.

Mr. Weir stated so it's basically squaring off the backend of the house?

Ms. Ramirez stated yes. It's not going to be far away from the wall. It will be just right aligned from the house and it will not be extending over the house.

Ms. Stowe stated are you moving a door?

Ms. Ramirez stated yes. It is close to the other door and it is very difficult to open and close. I think it will be in the middle.

Ms. Stowe stated are you having to relocate stairs at all for this project?

Ms. Ramirez stated no. They are going to be in the same place as they are now. The only thing that is going to extend is the deck.

Ms. Stowe stated you are extending the deck and roof over the storage room and relocating the door?

Ms. Ramirez stated yes.

Ms. Stowe stated anything else further?

Mr. Bond stated what materials are you proposing for the siding?

Ms. Ramirez stated it is going to be wood.

Mr. Bond stated what about the windows?

Ms. Ramirez stated the existing window in that room is not wood it is just glass, but I can replace that with a wood window.

Mr. Bond stated the only window in the addition is the existing one that is being moved?

Ms. Ramirez stated all the window, in the house are being removed except the one on the front porch.

Mr. Bond stated so we are looking at more than just an addition on the deck? Are we looking at windows all the round now?

Mr. Plachcinski stated I think she is saying they were previously replaced.

Ms. Ramirez stated yes. All the materials that I am going to use for this work is in here.

Mr. Bond stated other than the vinyl siding?

Ms. Ramirez stated except the vinyl. It is going to be wood.

Mr. Bond stated what about the deck is that going to be pressure treated wood?

Ms. Ramirez stated yes sir. All the wood for outside is going to be proper wood for outside and inside.

Ms. Crews closed the Public Hearing.

Mr. Bond stated for the proposal railings for the deck will they be wood to match?

Ms. Ramirez stated yes. We want to replace everything with the same.

Mr. Bond made a motion that a Certificate of Appropriateness be granted for PLRDD 2021-206 at 208 832 Pine Street as submitted as with exception of changing the vinyl siding to wood siding. Mr. Weller second the motion was approved by a 5-0 vote.

APPROVAL OF THE MINTUES

Mr. Stowe made a motion to approve the March 25, 2021 minutes. The motion was approved by a unanimous vote.

OTHER BUSINESS

With no further business, the meeting adjourned at 4:15 p.m.

Approved