

COMMISSION OF ARCHITECTURAL REVIEW
December 8, 2011

Members Present

Fred Meder
Richard Morris
Sarah Latham
Robin Crews
Susan Stilwell
Sarah Latham

Members Absent

Jeffrey Carson
Cynthia Castle

Staff

Renee Blair
Christy Taylor
Clarke Whitfield

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

Mrs. Stilwell now presided over the meeting.

Mr. Whitfield stated just so everybody understands where we are since we have five (5) people, in order for this to pass there will need to be three (3) affirmative votes, because two (2) of the members will have to abstain.

I. ITEMS FOR PUBLIC HEARING

Item 1. Certificate of Appropriateness PLCAR20110000441.

Open the Public Hearing.

Present on behalf of the request was Mr. Fred Meder and Mr. Richard Morris. Mr. Meder stated I can do the presentation and you (Mr. Morris) can do the architectural thing.

Mr. Morris asked has everyone seen this?

Mr. Morris stated so basically what we are trying to do, he has got your basic rear yard that kind of goes up hill from the house, so he is trying to get it graded out and get something that is a liveable area out there. At the same time he also has a stairway that goes down into the basement that typically gets flooded, so that is why we have the path with trellis covered with a small roof and then two (2) entrance ways for his two (2) entrance doors for each apartment, one (1) on the left and one (1) on the right that would allow gable end pieces for.

Mr. Meder stated to explain what Rick just said a little bit more clearly, this picture here depicts it is about a thirty (30) inch walkway across the entire back of the property and it goes up hill from there.

Mrs. Stilwell stated it is just a catch basin.

Mr. Meder stated well there is just all of this mud. Every time it rains it just comes right down the walkway. You have to shovel the walkway every time it rains.

Mr. Meder stated you can see where that covered wall is from the plan in the upper left hand corner. The plan in the upper left is what is existing. The one (1) on the right is what is proposed.

Mr. Meder stated on this picture here you can also see that there is a little wall that protects the people from the stairwell. We do not want the water going right in the stairs and the basement as it is sort of going in now. The other problem is this picture here and this picture. At some point someone went

through the historic district and poured concrete for all of these old ladies. There is like three (3) or four (4) homes that I know of. If you notice, they buried the steel plate and buried the joist. The wooden siding is all rotted out. I imagine, this section is my brother's side of this house, I imagine it is full of termites. What we need to do is lower the entire back of the house minimum sixteen (16) inches; I am thinking twenty (20) inches. Do you concur with the depth?

Mr. Morris asked you mean from the seal?

Mr. Meder responded yes.

Mr. Morris stated below the house, yes. I mean on the interior of the house.

Mr. Meder stated no, on the outside near the basement.

Mr. Morris stated if you have eight (8) inches below the seal you are good. I would say eight (8) inches plus.

Mrs. Stilwell stated as long as you can stop the mud from running down the hill.

Mr. Meder stated we have got to stop the mud from running down the hill, and the water from running down the joist and all of those beams. Essentially these two (2) steps would be gone. To go fifteen (15) feet out, which is to go from here to you guys (Renee and company), it is going to be four (4) feet deep before we get there. We will put a brick retaining wall up in the back. We felt brick for this house was very appropriate because there is a brick wall in the front that needs to be replaced. That would be a tumbled old fashioned looking brick with beige mortar that is very in keeping with old, but new bricks, new mortar, not lime mortar which is a whole other villa. It is not a problem to install. It is just another expense that we do not need to incur. Any questions at this point?

Mrs. Stilwell asked do you own also the house in between?

Mr. Meder responded yes.

Mrs. Stilwell stated that is what I thought.

Mr. Meder stated I am working on that. Hopefully once the DHR gives our final approval we will give a little presentation here too for what we want to do with that house. That is in really dire shape as well.

Mr. Morris stated we also need to do the same thing, grade it back.

Mr. Meder stated right, because they buried the seal and there is a walkway that is about six (6) feet maybe. It is just a mess. You cannot even hardly open the door. You walk into the wall and into the mud.

Mrs. Latham stated just so that I have it straight, from here you would actually dig down a little bit and go straight back about fifteen (15) feet. That is where you put the retaining wall then and that is what you are proposing.

Mr. Meder stated right. That is what the little show-n-tell was on the table of contents. What I got was a circle kit for the pavers. I am going to be doing two (2) circles, one (1) for each home. There are two (2) homes there in different colors. There are only four (4), so that each one is distinct. The rest would be poured concrete around the circles. It will give it a little bit of a paver feel and a sense of scaling on my part. It will mix it up a little bit, which I think will be appropriate. Any questions?

Mrs. Latham asked is there a division on the patio space?

Mr. Meder responded I believe there is going to have to be some kind of fence or something.

Mrs. Latham stated something that gives a sense of separate and private back yard.

Mr. Meder stated we do not know what we want. It is going to be a four (4) foot walkway right at the back of the wall going into the basement stairs. There will be a four (4) foot wide walkway before any kind of fencing would occur, because that is the way you would get a refrigerator into that apartment, egress or wheel barrels. Four (4) foot is a minimum. Rick and I really want to defer on that screening, because we want to see everything and how it plays out.

Mrs. Stilwell asked so you would come back for approval on screening?

Mr. Meder responded yes, we would have to. The circle kit gives you a sense of scaling coming back there. It is a human scale instead of sea of concrete. We put a little circle there. It looks like a patio. It looks homey verses a concrete slab. Do we want to approach these things one (1) at a time?

Mrs. Stilwell responded well let me ask this one (1) question. Staff recommends denial of the patio with the terrace and retaining wall simply because they feel it was a lack of information.

Ms. Blair stated we did not have any of this information. I had no idea what it was going to look like.

Mr. Meder and Mrs. Latham had a discussion about the brick to be used.

Mr. Morris stated I do not know if you all mentioned it, but it is going to involve the sides too.

Mr. Meder stated both of these properties are so steep or have never been addressed in terms of excavation that going up the alley way there will be a short little wall there probably starting at maybe a foot.

Mrs. Stilwell asked you mean a retaining wall?

Mr. Meder responded yes.

Mrs. Stilwell stated that just holds back everybody else's dirt.

Mr. Meder stated there is one (1) between the other house we own and this project already, so that will be torn out and replaced.

Ms. Blair asked are you going to go along the back as well?

Mr. Meder responded yes, all three (3) sides.

Mrs. Stilwell asked and the retaining wall will be brick?

Mr. Meder responded yes, block wall with brick veneer and it would be a cap stone on top it, not a brick. My wife and I both feel that the brick cap is very hard to sit on verses a nice large paver. I did not address that in my thinking, but they are in here. I just have to find them.

Mrs. Stilwell asked they are round?

Mr. Meder responded they are double edged. They are just not hard and sharp. It is not like the retaining wall stuff they use around here where they have those caps. These are actual pavers that we use for caps. They look really nice. I put them at Averett. It is sort of like page sixteen (16). You see the little retaining wall there and there is a cap. There are only four (4) colors and you can pretty much go through this catalog and see all four (4) colors. They all blend well with one another, so whatever we have works usually.

Mrs. Stilwell asked you mean if you do a patio in the rear it creates a zero (0) lot line?

Mr. Meder responded along the alley it does.

Mrs. Stilwell stated oh, along the alley. That is what is there.

Mr. Meder stated we are stuck.

Mrs. Stilwell stated unless you want to tear down the house next door.

Ms. Blair stated I am just bringing that up, so that everyone recognizes that is a public alley with a building up against it.

Mrs. Stilwell stated you would be fronting on a public alley with a zero (0) lot line.

Ms. Blair stated the front portion of the home, I guess the original portion of the home, is a zero (0) lot line on both sides actually.

Mr. Meder stated I just have to pull a string off of that and make sure that I am on my side of that string, which I do every day so that is not an issue for me. The alley is key to getting all of the bulldozing work in.

Mrs. Stilwell asked is it a dedicated public alley or just an alley for these two (2) properties?

Ms. Blair responded no, it is a public alley.

Mr. Meder stated it is a public alley and it goes all of the way back to my property on Green.

Ms. Blair stated I think it used to extend and come out on Green, because you purchased that.

Mr. Meder stated right. Mitch, my neighbor, stopped it because that is the way people were walking and making all kinds of ruckus at night.

Mrs. Stilwell stated littering I am sure.

Mr. Meder stated when I built the wall that I did, and done all of the work that I had done, no one walks that way anymore. It dead ends. It is very inconvenient and it changed the pattern in the whole neighborhood. That was a positive thing. It is two hundred dollars (\$200) for me just to request that the alley be closed. No one else will kick in the money, because there are no other homeowners on the alley but Butch and Robin and they are moving. The guy next door keeps going to Russia because he studies Russian, so he does not care either. It is my money, so I have not spent it yet. Do you want to just deal with that and then we go to the next one, the roof?

Mr. Whitfield stated that is probably the cleaner way to do it.

Mr. Meder asked are there anymore questions?

Mrs. Crews asked so, on the staff's proposal under the subject we are on the first paragraph only? We are not doing the window questions etc. yet?

Mr. Whitfield responded not yet.

Mrs. Stilwell asked why don't we just go down 1,2,3,4 under staff reports and recommendations and act on each one individually?

Mrs. Crews responded that is the catch. There are not four (4) paragraphs for four (4) votes. There is three (3) paragraphs for staff's recommendations. That is not a criticism, it is just a fact. Is this paragraph one (1) conclusive of two (2) items?

Mrs. Stilwell stated I was going to this page, which is not numbered. Staff reports and recommendations is on the back of this page.

Ms. Blair stated paragraph four (4) indicates the creation of a rear patio. That is because I did not have that.

There was discussion about the staff report.

Close the Public Hearing.

Mrs. Crews stated it is number two (2). I recommend that we accept the proposal of the recommending of the proposed covered walkway with trellis. Is that what we are doing, because we have not even talked about the roof.

Ms. Blair responded I think just the terrace in the rear yard and to construct the rear patio with pavers. They are just kind of being joined together.

Mrs. Crews asked so number four (4) only?

Ms. Blair responded are you in the recommendations?

Mrs. Crews stated I am in the recommendations.

Ms. Blair stated yes.

Mrs. Crews made a motion to approve the request for the creation of a rear patio, terrace rear yard, retaining wall and steps. Mrs. Latham seconded the motion. The motion was approved by a 3-0-2 vote (Mr. Meder and Mr. Morris abstained).

Mrs. Stilwell stated I recommend that we start at number one (1) on this (reading from Staff Report and Recommendations). Can we start there? Is that a problem?

Ms. Blair stated we probably should open a new public hearing.

Open public hearing.

There was no discussion.

Close the public hearing.

Mrs. Latham made a motion to approve the removal of the roll roof covering in the rear of the structure and replacement with a metal roof. Mrs. Crews seconded the motion. The motion was approved by a 3-0-2 vote (Mr. Meder and Mr. Morris abstained).

Open the public hearing.

Mrs. Stilwell read Item 2 under Staff Report and Recommendations.

Mr. Meder stated the fact that it will create a zero (0) lot line is probably wrong if you look at this picture. It sort of explains it. The fence would be the zero (0) lot line argumentatively. The little shed roof is going to come off of where the little gable roof is over the door. What Rick has done by creating the other gabled end entrance is, we are carrying that shed roof over the end of that gable which will create a shed roof along that side.

Mrs. Stilwell asked and that covers the stairwell?

Mr. Meder responded it will cover this entrance. I do want to say this. The way the storms are coming right now is that they blast the back of this house. They are coming from Sutherlin way to Chestnut or maybe from the train towards Marshalls that way.

Mrs. Stilwell stated coming from the West.

Mr. Meder stated yes, pelting this building. We thought the trellis was sort of an eclectic spin because we are trying to bring some younger people to the area. I think they really eat this up.

Mrs. Stilwell asked what type of trellis will you be using? Am I able to ask questions?

Mr. Whitfield responded yes, you are.

Ms. Blair stated you just cannot make a motion.

Mr. Morris stated it is a two by eight (2x8) and you can see the tail end of it on the last drawing. It is very simple. It is not real fancy, but it gives it the effect of a trellis. They are eight (8) inches apart. It also gives a little shaded area if you want some chairs and things to sit out there.

Mr. Meder stated the sun sets in the West. It helps those kitchen windows. If you are cooking and it is getting blasted, a little trellis will break up the light just a little bit.

Mr. Morris stated the back of the house as you can see is not too attractive. We are trying to make it a little more attractive.

Mrs. Latham asked from here, how far would all this come out?

Mr. Meder responded it is four (4) foot. From the gable end to the peak edge is four (4) feet.

Mr. Morris stated the six by six (6x6) columns come out eight (8) feet from the existing house.

Mrs. Latham asked where does that stop in relation to this fence here?

Mr. Morris responded do you see the dotted line? It comes out right on that property line.

Mrs. Latham stated but you had said that it doesn't exactly have a zero (0) lot line, but essentially it is. The alley is right here at this fence.

Mr. Morris stated right, and this is the covering. It does not go beyond the existing house.

Mrs. Latham stated right, so the front of that house is kind of a zero (0) lot line there.

Ms. Blair stated it is.

Mr. Morris stated it will not go beyond the house. It basically goes right on the property line, but that is only a roof that is doing that.

Mrs. Latham stated and that is on a public alley that essentially is not used at all.

Mr. Meder stated essentially it is not used at all.

Mrs. Stilwell stated if you have two hundred dollars (\$200) they can abandon it to you.

Mr. Meder stated eventually I think that will happen. It is not here.

Mrs. Stilwell asked does anyone have any problem with the asymmetry? I have never seen a Victorian house that didn't have asymmetry.

Mrs. Latham stated it is the hallmark of Victorian structures.

Close the public hearing.

Mrs. Crews made a motion to approve the proposal of the covered walkway with the trellis, decorative rear entry into 434 and 432 Chestnut with its asymmetry and all. Mrs. Latham seconded the motion. The motion was approved by a 3-0-2 vote (Mr. Meder and Mr. Morris abstained).

Open the public hearing.

Mrs. Stilwell read Item 3 under Staff Report and Recommendations.

Mrs. Stilwell stated I am sure they were put in without any permits.

Mr. Meder stated I am not sure that we are going to go that route at this point. Do you want to approve it anyway, but then I have to do it within a year right?

Ms. Blair responded you have a year, unless you go ahead and put it on your building permit. If your building permit remains active it can exceed that year time frame. If you want to wait, that is up to you.

Mrs. Stilwell stated you can always come back.

Mr. Meder stated well of course I would use wood.

Mrs. Crews asked are there two (2) new windows going in anywhere or are they just going in existing slots?

Mr. Meder responded what we want to do is just kind of dilute it, but I do not know if we have the money at this point to straighten it out. I am interested in getting the water from, stop damaging the building and the window seals to shed the rain.

Mrs. Stilwell asked so this is basically about replacing vinyl windows with wood windows, correct?

Ms. Blair responded yes.

Mrs. Latham stated and then the one, because this picture demonstrates the proposal is to remove this window, this would be an original window I guess but the one that mimics this.

Ms. Blair stated to match the style.

Mr. Meder stated and the next one over. They are six over six (6/6) windows and then two over twos (2/2), to go back to two over two (2/2).

Mrs. Latham stated ok.

Mr. Meder stated we were just going to kind of straighten it out.

Mrs. Latham asked so you would replace this with two over twos (2/2) and then replace these with two over twos (2/2)?

Mr. Meder responded right. That is what we have.

Mrs. Stilwell stated the six over six (6/6) are vinyl.

Mr. Meder stated no, actually they are wood.

Ms. Blair stated they are original.

Mrs. Stilwell stated I know what happens here.

Mr. Meder stated two (2) old maids lived there, and they had limited funds. One did what one wanted and one did what the other wanted.

Mrs. Stilwell stated could you clarify that all windows would be double hung one over one (1/1).

Mr. Meder stated right, not two over two (2/2).

Mrs. Stilwell asked what will happen to the mobile home window that slides?

Mr. Meder responded that is gone. It will be corrected.

Mr. Morris stated you could just put as per drawing. It shows it here. I have got three over three (3/3) on that. Actually what I did was I put fixed windows on there, on those bathrooms.

Mr. Meder stated ok.

Mr. Morris stated what I would say is that you could either put fixed windows or awning windows, because if they are bathrooms they probably will want to ventilate them. You probably do not want any panes up.

Mr. Meder stated no.

Mr. Morris stated I think you can do double hung there, can't you?

Mrs. Stilwell responded that is too square for double hung.

Mr. Meder stated well let's make our mind up and that is what we will do.

Mr. Morris stated basically I was just copying the six (6) pane window they had there already. Maybe you could just say that those two (2) would either be awnings, you know a single awning window.

Mrs. Stilwell asked what is a single awning window?

Mr. Morris responded just one (1) pane of glass that lifts up. It would look just like the window that is on the right hand side. It would just be panes.

Mrs. Stilwell asked six (6) panes, but it would be operable?

Mr. Morris responded right. The other two (2) windows would be double hung, two (2) big windows.

Mrs. Latham asked these here?

Mr. Morris responded right.

Mr. Meder stated everything is one over one (1/1). Those are just odd balls in the house. That is why it got mentioned in the drawing.

Close the public hearing.

Mrs. Latham made a motion to approve the installation of wood windows to replace the existing vinyl windows understanding that you may or may not do that right away. The windows will mimic the existing style and pattern of the wood windows present at 432 Chestnut Street, which is one over one (1/1) and on the back, the two (2) small windows be replaced with wood, six (6) pane awning within the existing openings. Mrs. Crews seconded the motion. The motion was approved by a 3-0-2 vote (Mr. Meder and Mr. Morris abstained).

Mr. Meder now presided over the meeting.

II. APPROVAL OF MINUTES

Mrs. Crews made a motion to approve the minutes from the September 22, 2011 meeting. Mrs. Latham seconded the motion. The minutes were approved by a unanimous vote.

IV. OTHER BUSINESS

Ms. Blair stated the 2012 calendar was in your packets. Next month's meeting will be the 26th of January, due date of the 12th. We will hold elections that day, so if there is an application I will let you know. Please make extra efforts to come or you will automatically get drafted into some position.

Mrs. Crews asked can we go ahead and start putting our posters out now?

Ms. Blair responded go ahead and get started. I had some work on Pine Street recently. I want to let you guys know. 844 Pine has lost the use of one (1) unit. It is now down to a two (2) unit.

Mrs. Stilwell asked 844, can you help me with what 844?

Ms. Blair responded it is a triplex. I don't have anything. I just wrote the numbers down.

Mrs. Stilwell stated I will look it up.

Ms. Blair stated I am sorry. I just went through multiple properties today.

Mrs. Stilwell asked but 844 Pine has lost one (1) unit?

Ms. Blair responded yes.

Mr. Morris asked is that the Easter egg house?

Ms. Blair responded like I said, I went all up and down Pine this morning.

Mrs. Stilwell asked so now it is a duplex?

Ms. Blair responded it is now a two (2) unit, allowing those are rented. I take that back. One (1) was last rented in 2010. The other one (1) just became vacant in July, so we have plenty of time there.

Mrs. Stilwell asked but we reduced the density by one (1) unit?

Ms. Blair responded yes. 855 is the same. It was a duplex and now it can now be reduced to one (1).

Mrs. Stilwell asked 855 is now what, a duplex?

Ms. Blair responded it can only be one (1) unit. One (1) of the units had not been active since 05.

Mrs. Stilwell asked it was a triplex and now it is a duplex?

Ms. Blair responded it was a duplex, now it is to be single.

Mr. Whitfield stated now it is single family.

Mrs. Latham asked right now it is still two (2) apartments in there, one (1) is rented; but any future use has to return to single family?

Ms. Blair responded correct. 870, which is the large, it is cut up into six (6).

Mrs. Stilwell stated it is six (6) or eight (8) apartments there, well eight (8) meters there.

Ms. Blair stated it looks like we have knocked only one (1) off I am afraid. Everything else is the first of the year.

Mrs. Stilwell stated the meter boxes have cardboard in them.

Ms. Blair stated I am talking about the ones that actually had equipment, the ones that I went ahead and flagged so that they cannot be reactivated. There is only one (1) of those. I think there are additional units there. There were only six (6) showing on record, and one (1) of those we were able to eliminate.

Mrs. Stilwell asked so the eight-plex became a seven-plex?

Ms. Blair responded actually it will be down to five (5) because I think there are two (2) that have no equipment, so they will not come back.

Mr. Morris asked what address is this now?

Ms. Blair responded 870.

Mrs. Stilwell asked now it is a five-plex?

Ms. Blair responded yes.

Mr. Morris asked 870 Pine?

Ms. Blair responded yes.

Mrs. Stilwell stated that is the big grey one.

Ms. Blair stated there may be one (1) unit in there that is still at question, because they have five (5) meters. One (1) is a house meter, and it is likely that the house meter is one (1) of the apartments. I am counting that as one (1) of the apartments. It may be four (4), but without speaking with someone, I cannot do anything about that part.

Mrs. Stilwell stated I thank you from the bottom of my heart. This will really make a difference.

Ms. Blair stated we have gotten those right now taken care of, and actually that entire complex 870 is vacant, all of it. That is what we have on record right now. Some just recently were turned off and some are still living there.

Mrs. Latham asked but 870 is officially completely vacant; however they can rent five (5) units?

Mrs. Crews responded yes.

Ms. Blair stated the only thing we have active there is a house unit. There may be one (1) unit that someone is living there. It is all in Garrett's name or in the property owner's name. We know Garrett does not live there. I do not know if it is just in his name for a tenant. I cannot verify that without speaking with him.

Mrs. Stilwell stated I think Pine and Chestnut, if we can just keep reducing density, it sends a message.

Mr. Meder stated there are two (2) buildings that I wish you would keep your eye on. I do not know the number on Chestnut, but it is grayish white being painted right now and there is a blue S10 in the driveway.

Mrs. Stilwell stated get her an address.

Ms. Blair asked directly across from this duplex?

Mrs. Stilwell responded no.

Mr. Meder stated from where I live, from the house we just dealt with, two (2) buildings up.

Mrs. Crews and Ms. Blair asked same side?

Mr. Meder responded Fredrick somebody owns it, same side. You remember that guy that came in here? It is three (3) units and they have been vacant ever since he came here.

Ms. Blair stated oh, yes.

Mr. Meder asked so, that is going to be a single family, right?

Mrs. Stilwell stated it only takes two (2) years.

Mr. Meder stated the other one is the guy that told us we were going to go to hell.

Mrs. Stilwell stated his is now single family.

Ms. Blair stated his is single family and that has been noted.

Mrs. Latham asked is that the purple one on Sutherlin next to my mother?

Mr. Meder responded yes.

Mrs. Latham stated I was not on the Commission then, so I missed that.

Mrs. Stilwell stated it has sold since. It is on the market again. When I see an MLS that says triplex, I send it to Renee and she calls the listing agent to give them the little surprise. The pink four-plex on Holbrook next to Dr. Lynn is now single family.

Mr. Morris asked what is the house on Sutherlin? Is that a duplex now?

Mrs. Stilwell responded the purple house is single family.

Mr. Morris asked have they been out of there for two (2) years?

Ms. Blair responded the individuals that had come, I cannot remember. I think his name was John. I cannot remember his last name, but when he came before the Board, prior to that there were vacancies. He only resided in one (1) unit. So that still keeps it as a single family.

Mrs. Stilwell stated it is a very effective tool we need to be using.

Mr. Morris asked so, that is down to single family now?

Ms. Blair responded correct.

Mr. Morris asked you are talking about the purple house, right?

Ms. Blair responded yes.

Mrs. Latham stated yes, the obnoxious purple house.

Mrs. Stilwell stated you know that gives Renee the opportunity, if a good person really wants to fix it up. I do not think any of the neighbors are going to complain if some of these big houses are duplexes, but we do not want them going back to six (6) and eight (8) units.

Mrs. Latham stated my mother would just be happy to see it painted something other than obnoxious purple, her least favorite color.

Ms. Blair stated but her side isn't. She gets the cream side.

Mrs. Latham stated that is not much better of course.

Mrs. Stilwell asked can you give us any update on the Petris house, the brick house 854? The man let the back fall off and never has closed it up.

Ms. Blair responded I have seen nothing on it.

Mrs. Latham stated well, there is no active building permit, and from what I understood from Jerry Rigney is that if there is an active building permit we cannot tell people to close their houses up. If there is not an active building permit, then why can't we get them to put plywood over the windows at least?

Mrs. Stilwell stated the doors are open.

Mrs. Latham stated I know the whole back wall is out to, but you can cover entire roofs of houses with something. If nothing else they could put a tarp there to keep the rain from going in there. There are also windows out. I drove by it the other day. They can be boarded up, and then we can get our young people to paint them and make them look good while we are waiting.

Mrs. Stilwell stated he keeps promising and promising and promising Sonya that he is going to do something and he is never going to do anything.

Ms. Blair stated I believe there is a small issue with that. Looking at the Petris house and many others in the district, and working with the Task Force, if we enforce boarding that can lead to a derelict structure that can lead quickly to a path of demolition.

Mrs. Latham asked by boarding up a window?

Ms. Blair responded by boarding up a home, yes.

Mrs. Latham asked we are leap frogging to demolition?

Ms. Blair responded it can lead to that, yes.

Mrs. Latham stated but having an open wall with all the rain coming in, which causes the building to deteriorate much more quickly.

Mrs. Crews stated then it does it for itself and they do not have to demo it.

Mrs. Stilwell stated this is a catch 22.

Mrs. Latham stated this is a very bizarre situation. I mean look at 406 Chestnut now that Mr. Norton has left completely open. I did not know if there was an active permit on it.

Ms. Blair stated if we go to only one (1) building, then we must go to all of the others and that means that it is a derelict structure. If it is boarded, vacant, and I think there is one other.

Mr. Whitfield stated no active utilities.

Ms. Blair stated I knew there was one (1) other criteria. That is your Petris house.

Mrs. Latham stated that is bizarre. No windows at all, I mean just open to the weather, is not necessarily a derelict structure?

Ms. Blair responded it can be a Maintenance Code violation if it is found unsafe, which would lead to boarding, which would lead to derelict, which may fast track you to demolition; which is where I do not necessarily think that you want to go.

Mrs. Stilwell stated no, I know somebody that wants that house.

Mrs. Latham stated this is non-sensible.

Mr. Meder stated it seems to me that we need to facilitate the sale of this man's building, because he obviously should not own it.

Ms. Blair stated you cannot make him sell it.

Mr. Meder stated I understand that, but someone needs to help him along.

Mrs. Stilwell stated I mean Sonya and I have worked on him, and worked on him, and worked on him. He does not live here. He was given the house by Evelyn Bengston because she owed him money.

Mrs. Latham stated well if he was given it, so give it away.

Mrs. Stilwell stated she owed him money, so he feels like he paid for it.

Mrs. Latham stated well good, but now he is making everybody else pay for it. What about 406?

Mrs. Stilwell stated the Talley house.

Ms. Blair responded it is the same situation. I have had the Maintenance individuals out there looking at it. The same thing, it is open. There are no windows even in the openings. If they board it, that could lead to derelict and lead straight to demolition.

Mrs. Stilwell asked how about if you board up door openings?

Ms. Blair responded that could still lead to it. I do not want to get beyond my scope of work, because Jerry is the best one to answer those questions.

Mr. Whitfield stated I think it would be better to talk with Jerry.

Mrs. Latham asked do you know if there is anything active, a building permit on 406?

Ms. Blair responded there is no active building permit.

Mrs. Latham stated ok, so it has already expired.

Ms. Blair stated there was an electrical. I believe he never got one.

Mrs. Latham stated he started doing a whole bunch of work.

Ms. Blair stated but, it was nothing that required a permit at this point; because he was just going to remove the windows. He removed the paint. He was going to re-stain them and put them back. It was not replacements or anything of that nature.

Mrs. Latham asked but to the best of our knowledge he simply abandoned the project? There has not been any work in months.

Ms. Blair responded I have not seen any. Our last conversation was back in June and I was to have architectural plans by July. I have nothing. This is the type of thing that we are running into a lot I think in the Old Westend. The more that we push the more we run on this fast track plan, that can happen; and it is successful for its use in blighted structures. We know that we have a little extra care that needs to be taken in the Old Westend. So, we need to look at that with Jerry.

Mrs. Stilwell stated ok. I do not know if our Taskforce is going to meet this month, because of December.

Ms. Blair stated yes, next week.

Mr. Meder asked how is Michael Bagley doing?

Ms. Blair responded I have not heard.

Mr. Meder stated I know he had a roof and he was painting. That is all I know.

Ms. Blair stated I do not know. I have not been by there in a couple of months. I can check on it. I really don't know and I should, but I have not heard anything from him. I think he has probably abandoned the tax credit program. He has not completed anything and given it to me unless he has gone out on his own.

Mrs. Stilwell asked who is this?

Mr. Meder responded the home on, is it Holbrook?

Ms. Blair responded Holbrook Street, Bagley.

Mrs. Stilwell asked he has abandoned it again?

Ms. Blair responded no, I am saying that I have not heard anything from him on the tax credit program. So, I do not know if he has abandoned that option; but as far as I know he is still in town.

Mrs. Stilwell stated he has done the painting on the outside and it looks way better. I mean my gosh, I go by there about once every two (2) weeks to check on 321 Holbrook Street, which consumed my life last year.

Ms. Blair stated other than that the last thing that I have is from our staff to you, Happy Holidays.

Mrs. Crews stated Happy Holidays.

Mr. Meder stated Merry Christmas.

Mrs. Stilwell asked is there anymore business? Are you going to adjourn us?

Mr. Meder responded the only other thing is with the elections. I don't mind being chairperson, but I am done in August right?

Ms. Blair stated you are and someone else. Do you have the list with you?

Mr. Meder stated someone else is done in August that is right.

Ms. Blair stated it could be Rick.

Mr. Meder stated Rick, I think.

Ms. Blair stated I know there are two (2) slots, if I remember right.

Ms. Taylor stated Jeff Carson.

Ms. Blair stated no wait, there are four (4) slots.

Ms. Taylor stated Carson, Castle, and Stilwell.

Mrs. Stilwell asked am I rotating off as well?

Mr. Whitfield responded not rotating off.

Ms. Taylor stated your term expires.

Mrs. Stilwell asked even I could possibly be reappointed?

Mr. Whitfield responded yes.

Mr. Meder stated I am the only that cannot, because this will be my third. I would be beginning a fourth term.

Mrs. Latham asked how many terms are you allowed to serve?

Mrs. Stilwell responded three (3) I think.

There was discussion about serving terms.

Mr. Whitfield stated just so you know, next Council meeting they will be voting on the Ghost Sign Ordinance, which has changed. It is not in the form that Planning Commission sent to Council. It was changed Tuesday night.

Mrs. Stilwell asked are you still not going to allow signs that have been painted over?

Mr. Whitfield responded no, that has been changed. What it says is that if a sign has been painted over, you cannot paint a new sign. I think the wording was "however if paint is removed and reveals a sign, then that provision shall apply."

Mrs. Stilwell stated that is what happened on my building and I think that is important.

Mr. Whitfield stated that was one (1) change. The second change is, I do not have it in front of me.

Mrs. Stilwell stated I have it right here.

Mr. Whitfield stated actually if you have got it, I can tell you what the changes were.

Mrs. Stilwell stated I brought it, because I was going to bring that up.

Mrs. Latham asked so this is the old one?

Mr. Whitfield responded yes.

Mrs. Latham asked is there a place where we can see, a place on the website where we can see the new proposed?

Mr. Whitfield responded it will probably go out to the public Monday or Tuesday. I mean it will be on the website, I think.

Mr. Whitfield read the Ghost Sign Ordinance and stated the proposed changes.

Mr. Meder asked how do you determine if it is fifty (50) years old? Do you have to get some old geezer to tell you?

Mrs. Stilwell stated pray that Gary Grant lives forever.

Mr. Whitfield stated well, and the other thing is with Kenny. It is amazing. He has fifty (50) year old photographs of almost every sign in town.

Mr. Meder stated wow, ok.

Mrs. Stilwell asked he has photographs?

Mr. Whitfield responded it is a box load of photos.

Mrs. Stilwell asked where did he get the real actual photos?

Mr. Whitfield responded they are photos and of course copies of photos.

Mr. Meder stated that could be a way to find those signs. That is really a good resource.

Mrs. Stilwell stated somebody keeps telling me there was a sign on the back somewhere on City Hall, *The Harnesses* or something.

Mrs. Latham stated no, somebody told me that on a building that I think last time we were here. I was told that it was a City owned building, but it was not City Hall. There is supposed to be one that you can still see. It is *Harnesses and Saddles*.

Mrs. Stilwell stated that is Virginia Hardware. It is on Loyal Street.

Mrs. Latham stated and that would be just a delightful one.

Mrs. Stilwell stated there used to be a full size replica horse, that someone still owns and it is still here in Danville, inside that building, and Ruth Callahan who is now eighty five (85) I mean she remembers as a child, every kid that went into Virginia Hardware during Christmas, and they had it decorated, got on the back of it. I mean this is a full life size horse that I would love to get back downtown.

With no further business, the meeting adjourned at 4:27 p.m.

APPROVED