

COMMISSION OF ARCHITECTURAL REVIEW
June 23, 2011

Members Present

Fred Meder
Richard Morris
Jeffrey Carson
Robin Crews
Susan Stilwell

Members Absent

Cynthia Castle

Staff

Renee Blair
Christy Taylor
Emily Scolpini
Alan Spencer

Chairman, Fred Meder called the meeting to order at 3:30 p.m.

I. ITEMS FOR PUBLIC HEARING

Item 1. Certificate of Appropriateness PLCAR20110000214, to replace hidden gutters with conventional seamless metal gutters at 150 Holbrook Avenue.

Mr. Meder asked do we have anyone to present?

Ms. Blair responded Mr. Light was supposed to be here. I spoke to him yesterday. I do not know what the issue is there; but what you have before you are drawings from Mr. Morris showing what was on the roof and how the roof is now. You have seen in your report that I have stated that the roof line was altered. I have spoken with Mr. Light. He stated that the roof line was not altered, that it was simply a removal of the hidden gutters. It is kind of whatever you want to call it either way. The gutters are removed. He does not have a profile to date for new gutters. What we would be looking at today is simply splitting his application into two (2). You could vote on both items, but his request was to vote today on the removal of the hidden gutters and then separating the addition of conventional gutters or whatever his chosen profile would be. Table his portion of that request until he can get a drawing and have a profile determined.

Mrs. Stilwell asked so we are not going to decide on gutters today?

Ms. Blair responded you would vote on the removal of gutters that has already taken place.

Mr. Carson stated I was not convinced that the removal of the gutters was appropriate.

Mrs. Crews stated it was done before we met last time.

Mrs. Stilwell stated Jerry Brackett called me and was so upset.

Mr. Morris stated he does not think that he could have reused them. He did what he did and left the existing crown molding that was up there on the fascia. I told him that it would be a better idea for him just to leave that and then you could have like a Lynchburg gutter down below; and maybe just reface the porch, which was some kind of wooden gutter or something. Of course, he can't do that now because he would have to extend the roof over the crown molding. It is kind of moot point. Does everyone understand kind of what this is all about? This is just my assumption of what was there based on what Jerry Brackett told me from Danville Roofing.

Mr. Meder stated we need a motion on what Renee was talking about. We are voting on approval of the removal.

Mr. Carson stated that has already taken place.

Mr. Meder stated that took place before we ever sat down last time.

Mrs. Stilwell stated I guess worst case scenario we could tell him that he has to go back and replace them, and re-alter the roof. I do not know if that is possible.

Mr. Carson stated this is something of the original configuration.

Mr. Morris stated something like that. That was based on a sketch that Jerry Brackett gave me that was on a piece of a tin roof. I did the best I could. It is just so we can sort of understand what was there originally.

Mr. Carson stated it is an awkward design.

Mrs. Stilwell stated from what Gary Grant said, I read the minutes because I was not here, it was very awkwardly and poorly designed to begin with. I have a lot of clients that have redone theirs.

Mr. Morris stated once I showed this to Jerry he said that the actual was more of a V, so I think, I do not even know if it came straight down like I have it. It might have come down and kind of V'ed.

Mrs. Stilwell stated if that was more of a V, then all of that water would run straight down.

Mr. Carson stated and run back into the house.

Mr. Morris stated maybe that is what happened.

Mr. Carson stated replace it with a half round copper gutter, a concealed gutter in the same spot.

Mr. Morris stated without knowing what was there, this whole conversation is difficult.

Mr. Carson stated I am a little bit ticked, but it is a fait accompli.

Mr. Meder stated I am confused as to what we are doing. Mr. Light has arrived, so we will open the meeting.

Present on behalf of the request was Mr. John Light. Mr. Light stated I am sorry I am late.

Mr. Meder stated it is fine. It turned out as fair play. We are talking about the drawing, and Renee said that maybe we had to split it.

Ms. Blair stated what we are doing is taking it into two (2) parts. We are taking his application into two (2) sections: one (1) being the removal, and the second part being the addition of new gutters, removal of hidden gutters, and the addition of new gutters. If you want to open a public hearing since now you have an audience, you may and have Mr. Light speak; because that has not been done.

Mr. Meder asked Mr. Light is there anything that you would like to talk about?

Open the Public Hearing.

Mr. Light stated I will be glad to answer any questions. I cannot say that I know anymore than what I knew last time. I did bring a copy of the note that I had from Mr. Brackett last time. I bought it specifically for Renee to make it as part of her records; because she indicated that she did not have that. I would be

glad to answer any questions that I can answer about what was there before, my perception of what was done, and where we are hoping to go in the future. I cannot say that I know a whole lot about where we are hoping to go in the future. I appreciate the concept of taking it into two (2) parts given the type of mess that apparently we have made of this. For the Commission to consider this for approval or whatever action you do decide to take on where we are now, and move forward after that. I can tell you now I do not feel that I am in a position to give anybody an educated guess about where we are going. I have some suggestions given to me, which I am pursuing on the gutter issue. That is not near as much of a concern to me as it is about what has already been done.

Mr. Meder stated it sounds as if you are not comfortable with what has already been done.

Mr. Light stated what I am not comfortable with is that the City Staff is not comfortable with it, and the Commission may not be comfortable with it. That is my concern. I can tell you this. We got one heck of a lot of rain the other night, and I have no water in my house.

Mr. Morris asked previously, how many buckets would you have had?

Mr. Light responded all over the place. I have ceilings in that house that still have holes as big as this table that I have repaired every two (2) years. There are small ones all over the house. I had gotten to the point that I was lining everything with buckets, Tupperware, and everything else depending on the amount of quantity. It was a real problem. We were doing repairs both to the gutters themselves, lining them with whatever we could line them with trying to stop the water from coming in. When you are dealing with plaster ceilings, it is difficult to do.

Mr. Carson asked if I may understand precisely how far you have gone with your changes, has the roof been redone?

Mr. Light responded the roof has been redone.

Mr. Carson asked are we being asked to approve something that has been completed?

Mr. Light responded in part. The hidden gutters have been covered over.

Mr. Carson asked a new metal roof?

Mr. Light responded that is correct.

Mr. Carson stated I see no purpose frankly in saying no. It is done. I am not pleased, but it is done.

Mr. Meder asked would you make a motion?

Mr. Spencer stated you need to close the public hearing if all questions are finished.

Mr. Carson made a motion to approve the work that has been completed on the removal of the hidden gutters and replacement of the roof. Mr. Morris seconded the motion.

Mr. Meder asked I do have a question on this whole deal. I think you are going to be just fine; and I am of the opinion, and I have learned this the hard way, that with an old home you fix what you have. I think you have tried to do that. On this drawing, what I do not understand is why we could not have just extended that overhang and made the gutter larger. Do you think that would have worked? I think this is all in the past.

Mr. Morris stated you have sort of an assumption of what was there.

Mr. Carson asked what is the depth now?

Mr. Morris responded twelve (12) inches overhang on that house.

Mr. Light asked what do you mean overhang?

Mr. Carson responded the horizontal part from the face of the house to the section that goes out horizontally.

Mr. Light stated I understand the concept of soffit. It is different in various portions of the house. I would say generally it is about twelve (12) inches.

Mr. Meder stated that looks like twelve (12) inches.

Mrs. Stilwell stated I would say ten (10) or twelve (12).

Mr. Light stated something like that.

Mr. Carson stated this could have easily accommodated a six (6) inch hidden gutter.

Mr. Morris stated I think he would have had to totally redo all of the interior gutters. Jerry was saying that it was done improperly to begin with, so it may not have been a feasible solution if it was as bad as he said it was leaking.

Mrs. Stilwell stated Jerry Brackett called me because he was very distressed about the situation. He has done, for the record, a ton of work for my clients and for me personally. I highly recommend him. He found a very difficult situation with these gutters.

Mr. Morris stated normally, I think he would have repaired them.

Mrs. Stilwell stated he has repaired many concealed gutters.

Mr. Meder stated in reflection to what Mr. Light has said about the holes in the ceilings and buckets, I do not have holes, but I have buckets. I can appreciate that. I think he has made a tremendous effort in remediation, but it has not worked.

Mrs. Stilwell stated and he has put on a standing seam metal roof, which most people do not want to do. They want to go with comp shingle.

Mr. Morris stated and he did not change the pitch of the roof or anything like that. You do not see the change from the street. It looks exactly the same.

Mr. Carson stated Renee I want to make sure that whatever this version is of approval it is clear that we are approving something that exists. I do not want somebody coming in next year and saying you have created precedence by approving the removal of hidden gutters.

Ms. Blair stated it will be noted in the minutes.

The motion was approved by a 5-0 vote.

Mr. Meder stated Mr. Light your motion has been carried and you will receive a certificate in the mail with one (1) caveat. We are really bummed out that we were not involved in this process sooner, because I think we really care about the people that are trying to work on their homes. Anyone of us would have gotten on the ladder, maybe not Jeff. Jeff just had heart surgery. We would have looked at this situation with Jerry and with Rick. It is sort of like the cart is before the horse. It is disheartening.

Mr. Light stated it is as equally disheartening for me, and I am very disappointed that this situation put you all in the position that you are in.

Mr. Morris stated we also could have come up with a better solution to where we could have saved that crown.

Mr. Light stated I have still got some issues left to go as you accurately pointed out to me. I am not sure that I comprehended what you were saying at the time. It did not really sink in until after you had left. I stood out there for a minute and thought about what you were talking about. We are in a jam as we move forward. Your action here today at least allows me to go ahead and stop up some holes that are existing in the horizontal board, that is the fascia board I guess that is what you call it, and to get some paint on it; which I was reluctant to do any of that given the present circumstances of where we are. I did not want to do anything else until I heard back from you all. At least I can move forward and begin that process.

Mr. Meder asked are we going to deal with the gutter now?

Ms. Blair responded you need to vote. You do not have a design, a new profile in front of you.

Mr. Morris stated I think the only thing we can do now is discuss what the possibilities could be. I do not think we can vote on anything.

Ms. Blair stated you will have to vote. There is an application in front of you. You can vote to table it until next month to give him until then to come up with something, or you can vote to table it indefinitely until he makes a decision and then notifies you of what his proposal is.

Open the Public Hearing.

Mr. Carson stated Mr. Light because that new gutter is what is really going to be visible, I would personally like to see a piece of gutter; and I think you can get samples. If you have access to more than one (1) type out of more than one (1) material that would be great. That will give us a means to make an informed decision.

Mrs. Stilwell asked would you go with a square or would you go with a half round?

Mr. Morris asked have you seen it?

Mr. Carson responded I have not gone up.

Mr. Morris stated here is what the issue is. Do you see on the roof variation that little crown molding? If you see where I have it dotted, that is where any new gutter would butt up to it. The problem is that he has left this decorative crown molding on the water table that comes around the gable end of the house. I think that is the only place, but it happens to be on both sides. Your gutter, no matter what you put, will have to be lowered to catch the water off of the roof. There is no way that you can butt up against this.

Mr. Carson stated you are not going to be able to marry it as it turns the corner.

Mr. Morris stated exactly, so that is the issue.

Mr. Light stated the builder at the time had a concept about why they did what they did. I know that needs to be brought to you all. You need to know what their concept was, and I would be glad to bring you whatever samples I can get my hands on. You were kind enough to steer me in another kind of potential direction for resolution, and I will look at that. I am anxious to get this matter resolved. What I would like to do with your indulgence, is to continue until the next meeting. It is not lost to me at all that I am the reason that you have had the last two (2) meetings. I will get in touch with Ms. Blair a week or so before to let you all know that I have something to present to you all, so you do not have to come here unless you have something else on your agenda.

Mrs. Stilwell asked 815 Main, the turquoise Victorian, when those gutters were replaced; I think they are half round. They have a baked on bronze finish. They are very attractive.

Mr. Meder stated the organization that probably makes them is called Classic Gutter Systems. They are probably aluminum with the baked on colors. They come with the brackets.

Mrs. Stilwell stated they come with the brackets. They really do look handsome.

Mr. Meder stated they really do not catch the rain as well as I would like.

Mrs. Stilwell stated you want something that takes care of water.

Mr. Carson asked Rick, when you said that the crown molding turns the corner at the gable, how much are we talking about?

Mr. Morris responded two (2) feet, and then it goes in another foot. Then it turns the other corner, and another foot maybe.

Mr. Carson stated if you are going to get rid of one (1) section of crown molding, then you have to get rid of the whole thing.

Mr. Morris asked if I am not mistaken, did he not put a new roof on that portion where the existing crown molding still exists?

Mr. Light responded I think he referred to it as the return, which I have never understood what that word meant. It is the part where the roof comes down in one (1) section and it ducks back in for maybe eighteen (18) inches. I do not know why they call it a return.

Mr. Morris stated I think they call it a water table, but that is even more confusing.

Mr. Light stated whatever, to me it looks like a great place for a bird nest. I do not know anything about these things. It looks to me like wherever there was never a hidden gutter there is the remaining crown. There was no gutter on here or on the return. There was never any kind of hidden gutter there.

Mr. Morris asked my question was did he also put a new roof on those sections?

Mr. Light responded he did. There is new metal there, yes. They did not do anything but put metal up there. They did not do anything else that I am aware of.

Mr. Meder asked could that crown be lowered?

Mr. Morris responded if you lowered it, then you would have to redo the roof. You would have to put something to support that new roof that he just put over it.

Mr. Light stated where the crown is, there was no hidden gutters.

Mr. Morris stated that is correct. That is why it is still there, which is the problem.

Mr. Light stated I think the idea was, and every time I start thinking about what the idea was or speculating about what it was, I probably get myself in trouble; but I think what the perception was that the outline of the gutter would roughly mask the outline of the crown.

Mr. Morris stated that is true. It can do that. The crown is up so high. The gutter would have to be lower than that in order to catch the water. I do not think you could have it that same height.

Mr. Meder stated that is what I am saying. If you lower the crown and put a fill block in above it.

Mr. Morris stated my original suggestion was to get a wooden gutter, which I know you have not seen too many of them, but they do make them. A wooden gutter would pretty much match the face of that crown molding.

Mr. Carson stated it would be lined with copper.

Mr. Morris stated now the difference is of course that it would project out three (3) inches or so. It still would not match that crown, so you would have to take that crown off and wrap it around that water table; which would mean you would somehow have to support that roof.

Mr. Light asked why would you put gutters on that?

Mr. Morris responded the new gutter would not match the crown molding.

Mr. Carson stated if you were looking at the front of the house, you would see the original crown molding coming in like this, and have a gutter like that.

Mr. Morris stated they would not butt up. You would have one (1) up here and one (1) up here. Even if you could put it up at the same height, let us say we could, it would still be out further.

Mr. Light asked gutters are not level with the roof line or slightly above the roof line?

Mr. Morris responded they are usually slightly lower.

Mrs. Stilwell stated like an inch or two (2) lower.

Mr. Light stated with the pitch in my roof, it is going to go launching right over top of the gutter.

Mrs. Stilwell stated you have got a steep roof that is for sure.

Mr. Light stated I have got the steepest roof. I have got a roof that is made for Vermont and upstate New York. I will not walk up there anymore. Jerry told me not to. He said "you have got this new metal up there; you do not want to go up there." I have never looked at the work that was done up there. I have an attic access and before I would only go out there with deck shoes or climbing shoes and tie them off.

Mr. Morris stated I think whatever you propose; we are going to be looking at more or less at this point how these existing crown moldings are tying in with the gutters. I do not speak for the whole Committee.

Mr. Light stated a lot of what you are concerned with is an uneven line running across there.

Mr. Carson stated yes.

Mr. Light stated I have got you.

Mr. Morris stated originally you had that nice crown molding nice, clean, and it was going to go all of the way through. Now it is going to break and something else is happening there.

Mr. Light stated right now, there is nothing happening there.

Mrs. Stilwell stated I do think that whatever design you come up with a gutter that is in a dark color would look better than a white gutter or a light color.

Mr. Carson stated it depends on what the trim is now.

Mr. Meder stated I think the dark color anchors the whole house.

Mrs. Stilwell stated the brick is a dark color.

Mr. Morris stated we will be looking at all of that.

Mr. Meder stated we need to make a motion to continue this.

Ms. Blair stated to table it, right.

The Commission members had discussion with Mr. Light about the colors of the house.

Close the Public Hearing.

Mrs. Stilwell made a motion to table the installation of new gutters until a solution is determined. Mrs. Crews seconded the motion. The motion was approved by a 5-0 vote.

Mr. Light stated I am very much appreciative of this whole process, particularly one (1) of your members who has worked really hard to help me out in this situation. Does that mean that this will go on your next agenda automatically, or do I need to contact staff and say "please place it on the agenda, I am ready to present something?"

Mr. Meder asked don't we have sixty (60) days?

Mr. Spencer responded it sounds like the way the motion was made, that whenever you get your solution.

Mr. Light stated maybe I will notify Ms. Blair.

Ms. Blair stated right, when you have something prepared, just call me.

Mr. Light stated I will notify Ms. Blair when I have something suitable for presentation to you. I really do not want you to have to come back here. The only thing that would do, is trigger me to mark it up three (3) weeks away, which is sometime around your deadline to say "yes" or "no" if you are going to send out an agenda.

Ms. Blair stated I need to know one (1) week in advance of the meeting. If I know a day or two (2) prior to that, so I can prepare to get something to the members.

Mr. Light stated I did not want you to have to meet again solely because of me and not have anything to consider.

Mr. Meder stated yes, because if that happened we would probably automatically say "no," then you would have to wait a whole year. You do not want to have to do that. We do have a time frame in which we have to make a decision.

Mr. Light stated I am surprised I am not being punished already.

Mr. Meder stated that would be vindictive.

Mrs. Stilwell stated I mean we really try to help. We have a lot of expertise and a lot of experience.

Mr. Light stated I appreciate it. I have no expertise and no experience in this matter whatsoever. I am just the guy that writes the check.

Mr. Meder stated some of us like guys like that. Thanks for coming. We appreciate it.

Mr. Light stated that you so much for your consideration and thank you to staff. I appreciate your assistance. Have a nice afternoon.

II. APPROVAL OF MINUTES

Mr. Meder stated I found a mistake in the minutes.

Mrs. Stilwell stated I did too.

Mr. Meder read a paragraph from the minutes.

Mr. Meder stated I guess that is correct now that I read it out loud. I am sorry. I questioned a bunch of things. I do not know what I was saying in this next sentence.

Ms. Taylor asked what page are you on?

Mr. Meder responded number five (5). I do not even know what that sentence means.

Ms. Taylor asked do you expect me to know what it means?

Mr. Carson stated you are suffering from delirium.

Mr. Meder stated I have been working two (2) jobs.

Ms. Taylor asked where about on page five (5)?

Mr. Meder responded five (5) up from the bottom.

Ms. Taylor stated you were speaking to Renee, and you were referencing that they come to her and that she is asking for these details. That is what you were referring to.

Mrs. Stilwell stated I have a real correction. On page one (1) the house at 117 Broad is the Langhorne house.

Ms. Blair asked what page are you on?

Mrs. Stilwell responded page one (1). It is not the Landon house. It is the Langhorne house.

The minutes from the May 26, 2011 were approved by a unanimous vote.

IV. OTHER BUSINESS

Mr. Meder asked I wonder if there is some way that we can possibly, positively market ourselves?

Mr. Carson asked are you saying PR or what?

Mr. Meder responded yes. If we would have looked at this two (2) months ago, we maybe would have collectively been able to come up with a solution. This might be a real pain to get through this next portion, because it needs to look right. It is going to cost him more money.

Mrs. Stilwell stated it is going to cost him more money.

Mr. Carson stated he is going to have to remove the remainder of the crown molding regardless.

Mr. Meder stated I think so.

Mrs. Crews stated he was hoping not to get caught, if we are off the record.

Ms. Blair stated we are not off of the record yet. I do not think this particular situation is one (1) to

Mrs. Crews stated to make a precedence over.

Ms. Blair stated yes, because this project was begun without building permits. It was caught after the fact. There is a lot of after the facts that have taken place on this property.

Mr. Carson stated that is why I wanted to make sure that the statement we are making is clear.

Ms. Blair stated I agree with what you are saying, but I do not think this is necessarily the case to base that on.

Mr. Meder stated I have said it a couple of times to Mr. Light that we would help him anyway we can. We are not vindictive.

Mrs. Stilwell stated I am just wondering if we need to invite Joyce Wilburn who writes for Evince. She does the Secrets Inside tour on Main Street. Maybe she would do an article about the CAR and how we work with people.

Mr. Meder stated that would be super. Can the City write a letter on our behalf?

Mrs. Crews asked can you write the article?

Mr. Carson stated what Joyce is going to want from us is for us to write the article and submit it to Evince. That is probably the best thing to do.

Ms. Blair stated I am not a journalist.

Mr. Meder stated well, Jeff since you have a lot of time on your hands right now.

Mr. Carson stated thank you so much.

Mrs. Stilwell stated I would say that most of the people that live in the Historic District, a lot of those people that are owners, I doubt any slumlords read Evince; but they are more likely to be enlightened that we are not adversely, we do have design guidelines, we have architectural expertise, and that we are willing to meet with homeowners before they even come to CAR to make suggestions.

Mr. Meder stated well I propose that I will talk to Joyce.

Mr. Spencer stated you might want to also consider talking to Mark Aron down the hallway, TV-20. Maybe one (1) of you on behalf of the Board can do an interview with him or a walking tour on camera.

Mr. Meder stated I want to talk to that man again. He got us in USA Today.

Mr. Spencer stated I think more people watch TV than read magazines.

Mr. Meder stated that is a good suggestion.

Mrs. Stilwell stated I have one (1) more item I would like to mention under other business. I have asked Renee. The four-plex next to Dr. Lin's house, 165 Holbrook Avenue is going to be auctioned this Sunday afternoon. The listed price is down in the fifties (\$50's) now, and there is a good chance that it might end up selling for twenty-five (\$25,000) or thirty (\$30,000). I know that several of the units have been vacant in excess of two (2) years. I have asked Renee to try and document that. Carl Manasco is my office, has the property listed and I would like to notify him, so he can notify the auction company that perhaps they are not selling a four-plex. They are selling a duplex or a single family home; because it would make a huge

difference in the investment for the Van Valkenburg's, the Lin's, the Schwemer's, and all of the people that have really fixed up their house there.

Mr. Meder stated that has pretty much been vacant. It used to be crazy.

Ms. Blair stated I am waiting on utility records.

Mrs. Stilwell stated that is right behind you.

Mr. Morris stated that is the guy that had all of the cars.

Mrs. Stilwell stated yes, he had the repair shop back there. I think what happens is the sale of that property is very important to the great strides that have been made on Holbrook Avenue. Instead of trying to fix a problem, let's be proactive and prevent a problem. If it sold for twenty-five (\$25,000) thousand and somebody thinks it is a four-plex, we are going to be putting out fires over there. If they are notified that legally, it can only be used, it can be sold for whatever; but it can only be used as a duplex.

Mr. Morris asked how do you find that out?

Mrs. Stilwell responded she can verify utility usage. If there has been no usage in two (2) or more units, however many units have not been used for two (2) or more years.

Mr. Morris asked how does that law work if there was only one (1) tenant in there?

Ms. Blair responded if it has been vacant for more than two (2) years. If a unit has been vacant for more than two (2) years, it automatically loses its right to continue as a rental unit.

Mr. Morris asked what if there were three (3) out of four (4)? If there were three (3) living there and one (1) was not. Would just that one (1) unit lose its right?

Ms. Blair responded it just effects that one (1) unit, and that is because the property is zoned single family residential.

Mr. Morris stated then it would go to a triplex.

Ms. Blair stated correct.

Mrs. Stilwell stated we know that it is definitely going to go down from a four-plex. There is no way. The only tenant that I know that lived there was the gentleman that ran the automobile repair garage in the back yard.

Mr. Meder stated that was like two (2) years ago.

Ms. Blair stated that has been a while.

Mrs. Stilwell stated he has been gone at least a year. Before that I do not think anybody else was living there. It is critical that you notify me by email, so I can send it to Carl and notify him that it is disclosed to the auctioneer of the zoning on that property.

Mr. Meder stated a utility bill can be as high as fifty (\$50.00) dollars and still have no one living there.

Ms. Blair stated as long as there is active utilities, I cannot dispute that someone was or was not living there.

Mrs. Stilwell stated they are on separate electrical meters.

Mr. Meder asked you cannot dispute that? It is just basic charges.

Ms. Blair stated I mean you can have utilities and not turn the switch on.

Mr. Meder stated like my neighbors. They never turn lights on.

Mrs. Stilwell stated it is just like the eight-plex across from the property you own on Pine Street, Joe Garret's eight-plex, the grey house. If you go down and look at the side of the building, at least four (4) of those electrical meters have cardboard in them. It is not an eight-plex anymore. It is probably a four-plex. I think it is an effective tool to clean up some of this blight for the City to monitor and notify these property owners that you have lost your eight-plex grandfather, and you now have a four-plex, or a duplex, or it is now single family. If you only have one (1) unit in a four-plex that has been occupied, it becomes single family. That is a very effective tool to get rid of some of these landlords. The eight-plex obviously has four (4) units. He would be renting them if he could. They are just not habitable. He is not willing to invest the money to make them habitable. I feel sorry for the other people who are living in the other units; because there are four (4) vacant deteriorating apartments that they are subjected to.

Mr. Meder stated he is not willing to sell it though.

Mrs. Stilwell stated I know because they paid nothing and they are still getting income.

With no further business, the meeting adjourned at 4:14 p.m.

APPROVED