

COMMISSION OF ARCHITECTURAL REVIEW

August 24, 2017

Members Present

Susan Stilwell
Robin Crews
Jeffrey Bond
Robert Stowe
Michael Nicholas
Robert Weir

Members Absent

Sean Davis

Staff

Jackie Wells
Clarke Whitfield
Bonnie Case

The meeting was called to order at 3:30 pm

ITEMS FOR PUBLIC HEARING

- 1. Request for a Certificate of Appropriateness, PLCAR20170000195, filed by Richard Morris to renew an expired Certificate of Appropriateness to lime wash all brick surfaces at 878 Main Street.*

Mr. Nicholas opened the Public Hearing

No one was present to speak on behalf of this request.

Mrs. Stilwell made a motion that it does not meet the guidelines. Mr. Bond seconded the motion. The motion was approved by a 6-0 vote.

Mrs. Stilwell made a motion that the lime water and lime wash at 878 Main will not have an adverse effect on the structure or the Old West End district. Mr. Weir seconded the motion. The motion was approved by a 6-0 vote.

Mr. Nicholas closed the Public Hearing.

Mr. Nicholas stated this is not on the agenda but we have a request to consider an additional application for 864 Pine Street. We have to make a motion to either pass this off or put it on the agenda.

Mr. Whitfield stated you just have to make a motion to add it to the agenda, otherwise it will just be passed on.

Mr. Bond made a motion to add a request to the agenda. Mr. Weir seconded the motion.

Mrs. Crews stated I think there is insufficient information and we do not have staff recommendations.

Mr. Nicholas stated I personally tend to agree. My understanding that the need for this here is that there is some water damage, some leak damage. Is there anything preventing him from stopping the leak until next month?

Mr. Whitfield stated no as long as there is nothing done that can be seen from a public right of way on the exterior of the home.

Mrs. Stilwell stated can we not consider the fact that the chimneys could be covered with tarps to prevent penetration of water. That would be seen from the exterior but it would be temporary.

Mr. Whitfield stated that would be temporary and not a permanent fix. Certainly if they needed to put some tarps or things like that until you all met again that would be permissible. I don't think that would be enough time between now and then even if they were cited for it to get through the cycle before they appeared before you. I don't think anything would happen between now and next month if they used some temporary fixes.

Mr. Nicholas asked if there is any reason to believe the home would suffer irreparable harm if we pass this on to the next meeting?

Mr. Whitfield stated that is not a question I can answer. He might be able to answer that better than me.

Mr. Nicholas opened the Public Hearing.

Present to speak on behalf of the request was Jefferson Corbett.

Mr. Nicholas stated thank you for coming. Did you file this today?

Mr. Corbett stated yes I did.

Mr. Nicholas stated personally one of the issues I have with this is normally there is an investigation done on a request, there is a staff recommendation that is made and then we compare this with the guidelines and we get it a couple of weeks in advance so we can look at it and study it. All we have about your application is literally these two pieces of paper. So my personal inclination is to pass this on to the next meeting. What I want to know from you is are you going to suffer some irreparable harm or loss if

we do that. Are there steps you can take to mitigate any damage until we come back next month?

Mr. Corbett stated we have tried to take some preventive steps already and put a tarp around the chimneys on the outside exterior. Yet, it keeps getting blown off. The tarps are very heavy and once the wind gets in it, it blows off and once the rain comes in, it floods the floors. The floors are hardwood and been there probably 125 years. We are trying to preserve those particular floors. Now we have a particular hurricane probably going to come in and will have a lot more rain coming in.

Mr. Nicholas stated say hypothetically we took it today and approved it today, could you get the work done before the hurricane came?

Mr. Corbett stated I could get the work done within two days.

Mrs. Stilwell asked have you had anyone look at repairing the chimney?

Mr. Corbett stated yes, I had A.S. Pugh. The chimneys are beyond repair and the way they are sloped, the area is beginning to rot. The recommendation is to take the chimneys down about maybe two feet below the roof level and then repair there and resheet the tin.

Mrs. Stilwell asked who will you be using to do the roof work?

Mr. Corbett stated Mr. Pugh and company.

Mrs. Stilwell stated so you have talked with a roofer with Pugh.

Mr. Corbett stated I have.

Mr. Nicholas asked is it currently a tin roof?

Mr. Corbett stated it is.

Mr. Nicholas stated you're proposing to replace a tin roof with a tin roof.

Mrs. Stilwell stated but you're going to be patching.

Mr. Corbett stated we will be patching but we will have to patch where they do the plywood then it will be sheeted.

Mr. Nicholas stated so the only thing you're asking us to consider today is removal of a chimney.

Mr. Corbett stated that's it.

Mrs. Stilwell stated and restore the tin roof.

Mr. Whitfield stated there is a requirement for this to be advertised prior to it going on to your agenda.

Mr. Nicholas asked how long?

Mr. Whitfield referenced the Code and stated upon the City's acceptance of a complete application, it shall be the applicant's responsibility to place a sign...the Planning Director will provide all applicants with the appropriate sign and guidance of sign placement so I think it has to be advertised in the newspaper prior to and according to that there's supposed to be a sign.

Mrs. Stilwell stated I didn't even know we had signs.

Mr. Whitfield stated I think there are signs you can get.

Mr. Nicholas stated Mr. Corbett here's going to be the issue we are going to run in to is we can't make the law, City Council does in its power. The problem seems to be, on the advice of our attorney, is that there's some advertising requirements related to your application. It has to be posted and advertised prior to it being considered at a meeting.

Mr. Corbett asked advertising requirement?

Mrs. Stilwell stated you don't have to advertise.

Mr. Whitfield stated if it's not properly advertised somebody could appeal the decision of this Commission to the circuit court, have it reversed and the circuit court could make you tear everything off.

Mr. Corbett asked where would it be advertised at?

Mr. Whitfield stated there's an application fee. Did you pay an application fee?

Mr. Corbett stated no I did not.

Mr. Nicholas stated then it's not even properly before us.

Mr. Corbett stated then maybe I did pay an application fee. I'm not exactly sure but I was given the application for completion. I'm not exactly sure if I paid one.

Mr. Whitfield stated the application fee goes partly for the advertisement in the paper.

Mr. Nicholas stated the City does the advertising.

Mr. Corbett stated it is advertised in the paper for what purpose though.

Mr. Whitfield stated because your neighbors have to know whether or not what you're doing so they can come forward and either support you or they can come by and object to what you're doing or they cannot show up.

Mr. Nicholas stated this is a public commission and the public gets a notice of everything on our agenda. That's why there are deadlines.

The motion to hear the request was denied by a 5-1 vote.

Mr. Nicholas closed the Public Hearing.

Mr. Nicholas stated unfortunately we can't hear it today. It will automatically be put on our agenda next month.

Mr. Whitfield stated he does need to check back to see if he has paid the fee.

Mr. Nicholas stated you have to be sure the application fee is paid and the paperwork is proper with the City and it will be advertised and put on our agenda.

Mr. Corbett asked who do I go through to get all of those matters taken care of.

Mr. Whitfield stated Renee Burton.

APPROVAL OF THE MINUTES

Mrs. Crews made a motion to approve the minutes from the July 27, 2017 meeting. Mr. Stowe seconded the motion. The motion was approved by a unanimous vote.

OTHER BUSINESS

Mrs. Crews asked how did he end up here. I feel sad with him having come. Somehow we got this and didn't sound like he paid the application fee.

Mr. Whitfield stated I don't know how he got here before us today except that maybe they thought because it had been water. If you're wanting to come to the River District Design Commission, you can get on the agenda pretty much immediately. You can come to the meeting and ask to get on the agenda. That's not the way this commission works and there are advertising requirements so I don't know how that happened.

Mr. Nicholas asked if there was any public comment or anything to bring before the Commission.

Mr. Liepe stated that the friends of the Old West End organization is looking for ghost stories. We are hoping to put on a haunted history tour. If you know of anyone who has a story, we are looking for historical stuff. If anybody has anything, please let me know.

Mrs. Stilwell stated you won't be going in these properties.

Mr. Liepe stated no, we will be walking the street. We're trying to bring people to the neighborhood and learn interesting facts about the neighborhood. Some of those will be famous persons who lived here and intersperse that with a few hauntings. That will be the tour.

Mrs. Stilwell asked if anyone has any updates on Five Forks.

Mr. Weir stated I have seen the plans and there are some huge pipes going in. The idea being that ultimately this will collect water all the way from Main Street down behind Pine, between Pine and Chestnut. All that water is going to flow through those pipes.

Mr. Whitfield stated it was time for a replacement because its old. They are getting some of the water collection that came through backyards and moving back into the street, back into inlets so that it is properly discharged. That will stop a lot of the water problems that have plagued that street for years.

With no further business the meeting adjourned at 4:01 p.m.

Approved