

**COMMISSION OF ARCHITECTURAL REVIEW  
MEETING OF OCTOBER 28, 2010**

**Members Present**

Cynthia Castle  
Susan Stilwell  
Jeffrey Carson  
Robin Crews  
Richard Morris  
Fred Meder  
Seth Land

**Members Absent**

**Staff**

Renee Blair  
Christy Taylor

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

Mr. Meder introduced the newest member, Seth Land.

**I. ITEMS FOR PUBLIC HEARING**

*Item 1. Request for a Certificate of Appropriateness, PLCAR20100000044, to adjust the lot line between 810 & 840 Main Street. This adjustment necessitates the need for parking, drive entrance and landscaping alterations on both properties.*

Present on behalf of the request was Mr. Dan Latham and Mrs. Sarah Latham. Mr. Latham stated we now have a signed agreement between the YMCA and us subject to rezoning and CAR approval.

Ms. Blair stated we need to open the Public Hearing.

Mr. Meder stated well we did.

Mrs. Latham stated this is the first hoop, and then it goes through Planning Commission and City Council. If all of the deadlines are met, we will go before City Council in January. If the rezoning is approved, we can transfer the property.

Mr. Meder asked is Kenny on board?

Mrs. Latham responded we have been in contact with him, so he knows that this is going on.

Mr. Latham stated he has had copies of this for some time.

Mr. Meder stated oh, so you guys can sleep at night.

Mrs. Latham stated well, we hope.

Mr. Meder stated let me bring everybody up to speed. When Dan and Sarah purchased their place about thirty (30) years ago (jokingly, purchased in 2004), they tried to get the little slave quarter building from the YMCA. The YMCA wanted to demolish it, because it would make them parking. We interceded as an organization saying they could not do that. They were going to sell the building for one dollar (\$1.00) to one of us to restore, so at least it would not be demolished. They re-nigged all of that, so it stayed there. Many of us have been bickering with the YMCA, and now they finally have made a deal with Dan and Sarah. They will restore it and make it an addition to their home. That is

where we are talking about lot lines, because the property line was shared and there was an alley way that was shared. It was shared responsibility and you know how that goes. You do it and we do not pay. Now all of this will get resolved. This has been a many, many year battle to come here. This is going to be really great.

Mr. Carson stated this is the old building is the oldest structure on the entire block, if I am not mistaken. That is why we have been interested in it. It is not actually before us today, but it will be at some point in the future. It is restoration.

Mrs. Latham stated we plan to start working, especially since it is under a repair/demolish order right now; and once it changes hands, that process has to start over. We had a contractor over this morning in fact, just to take a basic look inside and out. He will come again in the next month or two and we will start making a list. We will start with the roof, so that we can get the place dry.

Mr. Latham stated we will have to come back with a plan.

Mr. Carson stated right now, you just want to stabilize it.

Mr. Latham stated actually the request here is just to approve the parking lot changes that are associated with rezoning.

Mrs. Latham stated what is happening here and what has been an area of contention is not just this little dwelling, but the fact that we wanted the alley and a sliver of their parking lot adjacent to the alley. That means their parking lot needs to be re-configured. That is really what this request is for.

Mr. Latham stated it will close their current exit and widen their current entrance, so it becomes an entrance and an exit.

Mrs. Latham stated we will get what amounts to a private driveway with a landscape buffer between our property and their property. Then we will have the little bump out there, where the accessory building is. We will be back with our plan for the accessory building when the time is appropriate.

Mr. Meder asked can you explain the different color lines and things on the drawing?

Mr. Latham responded the blue represents the property being transferred.

Mr. Morris asked what is that little bump out?

Mrs. Latham responded that is just for the accessory building itself.

Mr. Latham stated the blue area is the property being transferred from the YMCA to us. Of course, we have rights in the alley as well, but all of those rights will be transferred so we will have full ownership of the alley plus the additional property around the building. The pink area is the buffer that is required by the Planning Commission to meet the current regulations between commercial property and residential property. Since we are making the change now, they need to put a buffer there. That was not required when they originally put the parking lot there.

Mr. Meder asked how large is that buffer?

Mr. Latham responded two and a half (2 ½) feet.

Mr. Meder stated it is enough to get a piece of liriope or something in there.

Mrs. Latham stated we are thinking about italian cyprus.

Mr. Latham stated the yellow area shows the couple of spaces that are being taken up by a new island that will have to comply with the change in the parking requirements. It did not require islands when they put the parking lot in.

Mr. Carson asked is this a landscaped island or a concrete island?

Mr. Latham responded it can be either, but I believe it is going to be a landscaped island. The green represents the widening of the current entrance, which will become an entrance and an exit. Of course, at the end of where the blue is, that is the current exit now. That will be closed down. I think that is the relevant things there. The number of parking spaces that have been eliminated have been offset with some additional ones: eight (8), nine (9), and ten (10). That is parking space neutral in the end.

Mr. Meder asked where are eight (8), nine (9), and ten (10)?

Mr. Carson responded it is adjacent to the building.

Mr. Latham stated six (6) and seven (7) are in front of the building, so that offsets the five (5) that have been eliminated.

Mr. Meder stated well that is good for them.

Mrs. Latham stated six (6) and seven (7) do not currently exist.

Mrs. Crews asked where will their fire entrance be now, because that is currently their fire truck entrance?

Mr. Latham responded the fire truck entrance must be currently through this entrance.

Mrs. Crews stated I am sorry. I apologize, the fire truck access. That would have been a better question. If the access is right there right those new spaces are allegedly going.

Mr. Latham responded the fire truck access has to be through here.

Mrs. Crews stated I understand the egress of that exit, what I am asking is where are they going to park when they are servicing the building; because those parking spaces was where I was told is the fire truck parking.

Mr. Latham stated the width of this parking here is narrow, it just meets the minimum requirements, back here more than meets the requirement. The requirement is satisfied without the parking. You can have the parking be there, and the fire truck access is sufficient back here.

Ms. Blair stated I will have to look at it to be honest with you. That is not something that we addressed.

Mrs. Latham stated you have taken this to Ken Gillie, so he is fully apprised of all that.

Mr. Latham stated between this curb here, satisfies the fire truck requirements. These are back out of the way.

Close the Public Hearing.

**Mr. Carson made a motion to approve the request as submitted. Mrs. Stilwell seconded the motion. The motion was approved by a 6-1 vote. Mrs. Crews opposed.**

*Item 2. Request for a Certificate of Appropriateness, PLCAR20100000159, to erect a solid five (5) foot tall wooden fence behind the house, enclosing a portion of the rear yard at 852 Green Street.*

Present on behalf of the request Mr. Steven Holley.

Mrs. Stilwell stated the applicant is wrong. 852 Green is Susan Dalton's property.

Mr. Holley stated I am here on Susan's behalf.

Mr. Carson asked when you say that it is a wire fence, do you mean chain link?

Mr. Holley responded no, chicken wire. A two by four (2x4) welded wire fence down the sides.

Mr. Carson asked will that be visible?

Mr. Holley responded it will not be visible.

Mr. Carson stated so all we are looking at are those gates.

Mr. Holley stated that is right.

Mr. Carson asked are they going to be painted to match the house?

Mr. Holley responded that is up to Susan's discretion. She has not said anything about painting them. I am sure if she decides to paint them, she will submit.

Mr. Carson stated we could recommend it to match the trim on the house.

Mr. Meder stated that is one thing about the Commission that has been consistent. We have been recommending that people stain their treated lumber, because it lasts significantly longer. It is really easy to do.

Mr. Morris asked is that what this is?

Mr. Carson responded it looks like treated lumber.

Mr. Holley stated it will be a gate like this on both sides of her house.

Mr. Morris asked where is the location of the gate?

Mrs. Stilwell responded it is at the rear of the house.

Mr. Holley stated on the back corners.

Mr. Carson stated both gates. It is one (1) existing and one (1) proposed.

Mr. Morris asked how much of this is she going to fence in?

Mr. Holley responded fifty (50) feet back.

Mr. Morris asked is this for her dogs?

Mr. Holley responded yes, she has three (3) dogs.

**Mr. Carson made a motion to approve the request with the condition that the owner consider staining or painting the gates to match the wood trim on the house. Mrs. Crews seconded the motion. The motion was approved by a 7-0 vote.**

Ms. Blair stated we need to open and close the Public Hearings.

Close the Public Hearing.

*Item 3. Request for a Certificate of Appropriateness, PLCAR20100000160, to rehabilitate the front façade, returning it to an earlier design period at 860 Green Street.*

Present on behalf of the request Mr. Steven Holley.

Mr. Holley asked do you have those pictures that Jerry Rigney and I were looking at?

Ms. Blair responded I do not.

Mr. Holley stated they had some archive pictures from 1970. They are not full on pictures, but you can see glimpses of this property from Green Street. The picture shows that in 1970 it originally had columns and pickets and that is what I am basing this front on, what we think it looked like in 1970.

Mrs. Stilwell stated somebody probably just decided to stucco instead of paint.

Mr. Holley stated they put those awful arches up there too. They built those concrete columns on the first (1<sup>st</sup>) level, but put those tiny columns on the second (2<sup>nd</sup>). Nothing is in balance on the front porch.

Mr. Morris asked is it possible that the second (2<sup>nd</sup>) story is original?

Mr. Holley responded I rather doubt that the second (2<sup>nd</sup>) story is because visually it does not make sense that the first (1<sup>st</sup>) floor would have wooden columns that small. I think somebody came back in and added the brick columns and the brick front around it.

Mr. Carson stated I agree, but I think what Mr. Morris is suggesting is that the differentiation between the first (1<sup>st</sup>) floor wood columns that had been there, and the second (2<sup>nd</sup>) floor wood columns, would be more clearly delineated as opposed to the two (2) story columns on this house you show in this picture here.

Mr. Holley stated I understand what you are saying.

Mr. Morris stated the picture would help.

Ms. Blair stated I have one (1) in the seventy's. You can see a small portion of it. It is actually taken from the intersection of Jefferson and Green. It is a street shot.

Mr. Morris asked do we have that with us?

Ms. Blair responded I do not have it.

Mr. Meder asked is that hard to get?

Mr. Carson asked will this staircase disappear?

Mr. Holley responded the staircase will disappear. Our intention is to make this into two (2) really nice townhouses, not a four (4) unit. It will be two (2) townhouses. That is one (1) reason I wanted to have columns coming up off of the piers on the first (1<sup>st</sup>) floor stormed through. I think it makes the house look more distinguished.

Mr. Morris asked are you going to put a single door back?

Mr. Holley responded no. I am going to put double doors back just like they are now.

Mr. Morris asked what about the bay windows?

Mr. Holley responded the bay windows are staying on the first (1<sup>st</sup>) and second (2<sup>nd</sup>) floor.

Mr. Morris asked so we are mainly talking about the porch, and you will still end up with five (5) columns.

Mr. Holley stated five (5) columns, four (4) beds.

Mr. Morris stated five (5) columns, four (4) beds as opposed to three (3) piers.

Mrs. Stilwell asked the unit on the right, do you go inside the building to go up? How do you get to the upstairs?

Mr. Holley responded no.

Mrs. Stilwell stated it is a unit on this side and a unit on that side.

Mr. Carson stated it is literally separate.

Mrs. Stilwell stated separate townhouses.

Mr. Meder stated this was a four (4) plex. Thank God for what the Local Government did in 1988. Many of these homes were inhabited by thirty (30) or forty (40) people. They decided to reduce the density within the historic area. Anything that is a four (4) plex and has been vacant for more than two (2) years gets turned back to a duplex at most or single family. It cannot be a four (4) plex anymore.

Ms. Blair stated it returns to its zoning classification.

Mrs. Stilwell stated which is Old Town Residential (OT-R), and then you have to go to the Planning Commission to ask for permission for a duplex.

Ms. Blair stated that is correct, to make anymore than single family.

Mr. Carson asked is there a building permit for this house? I realize it was probably one-hundred (100) years ago. It looks like it was built as a duplex to begin with.

Mrs. Stilwell stated it probably was. In the 1950's the City, the first (1<sup>st</sup>) zone made the entire inner City multi-family with no rules for density.

Mr. Meder stated reducing it from four (4) to two (2) has really helped the area. I believe this was a single story brick house looking at this picture on the left hand side, and this has been re-worked probably three (3) or four (4) times. There are multiple additions on this building. It was a brick house originally.

Mr. Carson stated the windows look very good. It has wonderful segmental arches.

Mr. Meder stated it might have been even a single room at one time with a kitchen. When you walk on the side between the two (2) buildings on the left, the thresholds for the windows are huge. The headers are six by six (6x6) or six by eight (6x8) beams in the brick. It is a very old structure. It has been added on to the front, the back, and the side.

Mr. Carson stated I was in the house two (2) or three (3) years ago before anything was done, and you put your life in your hands to go through the house. It was thrown together like a jigsaw puzzle. I think you are right. It grew.

Mr. Meder stated hopefully with it becoming a duplex and by him simplifying the front things will start to get straightened out in the building.

Mr. Meder asked can you share those pictures with everybody?

Mr. Holley responded we discovered something. It is not it. We were all looking at this big magnolia tree and thinking that was in Susan Dalton's yard. It is not. It is in the house that is beside Mr. Morris that they cut down.

Mr. Meder asked is that the house beside you, the white one?

Mr. Morris responded no. He is looking at Dan's house on Green Street.

Mr. Carson stated the windows on the house are Georgian. The entrance doors are not. They are like 1920 or something like that. I assume, and this is a hint, that you are going to be doing something with those.

Mr. Holley stated I had not planned to change anything on the front other than the front porch, the columns and the rails.

Mr. Morris asked is this originally a Fairy Tale house? Was this federally designed initially?

Mr. Meder responded this house has been muddled five (5) times. We have walked through it a bunch of times and you can see where people start and stopped.

Mr. Morris asked what is the current configuration of that rail? Is that from when the porch was built or is that something more recent?

Mrs. Stilwell asked the balustrade?

Mr. Morris stated I guess my comment would be that the concept is fine. I think it is good, what you are going to do, but you probably are going to need a more cohesive, you are going to need someone to draw that. It is important how the whole thing comes together.

Mr. Holley stated my intention is to put the rails and the pickets as it is on the top and on the bottom, so everything matches up.

Mr. Morris stated actually, you do not need it on the bottom.

Mr. Holley stated if I did not do it on the bottom, I would have to keep this concrete area between the piers; and to me that distracts from the building.

Mr. Carson stated if you look closely at this you can see the ghost of where the pickets used to be on the first (1<sup>st</sup>) floor. There is a ghost. This was in-filled. There had to have been a wood railing there at some point.

Mr. Morris asked are you taking the stucco off?

Mr. Holley responded yes, and putting wooden pickets over the rail.

Mr. Meder asked are the two (2) new posts going?

Mr. Morris stated I guess the problem I have is what you are showing here are fat columns versus center columns. The rail is a little different here than here.

Mr. Carson stated this is one (1) of those instances where the Commission has asked people to come in with an actual drawing of what is intended. There is too much that you want to do, which is wonderful theoretically; but we need to see it. That needs to be part of your file, so we can refer back to it in the future.

Mr. Holley asked so I need to just get someone to draw it up architecturally, dimensionally?

Mrs. Stilwell responded I do not think it even has to be necessarily dimensionally, but a depiction of what it is going to look like. I know you are trying to say that it is going to look more like this, but this is four (4) columns and this is five (5) columns.

Mr. Carson stated with bay windows and two (2) entrances.

Mrs. Stilwell stated and two (2) entrances. I do not think it has to be anything in great detail, but to depict the columns up or below, what the balustrade railings are going to look like, and the stairs. It looks like the stairs on the right, come out a lot further.

Mr. Morris stated he is getting rid of the stairs.

Mrs. Stilwell stated I meant the steps on the right. I know the stairs are going and that is really going to look good for the neighborhood.

Mr. Morris stated on the picture of the other house, the columns are continuous all of the way, two (2) stories.

Mr. Holley stated they are coming off of piers. These are brick piers.

Mr. Morris asked do they continue all the way?

Mr. Holley responded yes, they continue all of the way through.

Mr. Morris stated those are the kind of details we want. It is just like that house beside the church on Sutherlin. He has the enormous tall balustrade on top of his porch. It is totally out of proportion. That came through here, but there was not a specific design for it.

Mr. Meder asked can he withdraw and come back next month, and everything is cool because we have a sixty (60) day window?

Ms. Blair responded you can table it, and that can count as an action.

Mr. Meder asked does that require someone to make a motion?

Ms. Blair responded someone would make a motion to that.

Mr. Meder stated I want to weigh in on the drawing thing. I am building a solarium that everybody knows about; and I have had drawings and more drawings. I do this all of the time. Mr. Morris had to help me. I got into a situation where I just could not do it. I could not figure it out. It was a matter of moving a window over three (3) inches, and I could not figure it out. I study architecture, and I could not figure it out. It was maybe because I was too close to it or too emotional. If I would have had the drawing before I even did anything, I would be finished.

Mr. Morris stated the railing that I put on my house, I drew that. I have to do it with my own.

Mr. Holley stated I have no problem with that if you will draw it (talking to Mr. Morris).

Mrs. Stilwell stated I think once you start disassembling, it will really help to have a drawing of what you are going to put back.

Mr. Holley stated I do not know. I have never really worked that way, just kidding.

Mrs. Stilwell stated we are so proud of what is happening on Green Street, we do not want people to think, "God, look what Steve Holley did."

Mr. Morris stated speaking of that, pass that picture around. I was stunned when I saw this picture of Green Street.

The Commission looked at the picture presented of Green Street from 1970.

Mr. Carson stated when you do come up with an elevation drawing, and that is all that we need, take a closer look at those entrance doors. They really do not match anything that you want to do.

Mr. Morris asked are you talking about the doors themselves?

Mr. Carson responded yes.

Mr. Holley stated I will be glad to entertain looking at them.

Mr. Carson stated yes, entertain all you like.

Mrs. Stilwell stated you do not like them because they are half light.

Mr. Carson stated the paneling is wrong for the style of the house, especially what you want to do with it. I just find the doors hideous, not the doorways.

Mrs. Stilwell stated it was probably something that was added.

Mr. Holley asked do you all have some in storage somewhere?

Mr. Morris responded call Mark, because he is the head of that.

Mr. Meder stated they are going to start that storage thing up.

Mr. Carson stated you have all sort of storage in your basement.

Mr. Meder stated I cannot wait until it opens up and just load up truck after truck.

Mrs. Stilwell stated it is moving in there already, in my building, the Dula building.

**Mrs. Stilwell made a motion to table the request to allow the applicant to return with an elevation drawing and some final decisions on exactly how the porch will be rebuilt. Mr. Carson seconded the motion. The motion was approved by a 7-0 vote.**

Mr. Carson presided over the meeting at 4:00 p.m.

*Item 4. Request for a Certificate of Appropriateness, PLCAR20100000161, to construct two (2) new rear entrances with deck, landing, and stairs at 811 Main Street.*

Present on behalf of the request was Mr. Fred Meder. Mr. Meder stated this particular picture right here, this is the building on Elm Court. Flip it over and everything on the right hand side is the before shots. It is a four (4) plex and there are entrances on the left and on the right side facing the back. That is what these pictures right here would be. This is the back of the house. The top one (1) would be on the left and the one (1) with the meters would be on the right. We are trying to pick up the newel post look from the front of the building. It is real sophisticated carpentry. We are doing it a little bit different, but I do not think you would ever notice from front to back. We are going to trim a six by six (6x6) out in hardie board and add a piece of molding.

Mr. Morris asked are you doing recessed paneling?

Mr. Meder responded no, we are not going to do that. It is expensive.

Mr. Morris asked are you going to use the molding around it?

Mr. Meder responded right. That is what they did on the columns. That is what this vertical is. If you look at the newel posts, it is recessed; but if you look at the column, they added the molding to the column, so it is not recessed it is extruded. That is what we are going to do in the back. If you look at it in the front and walk to the back, you will not remember. It will sort of feel like the same house.

Mr. Carson asked will the pickets be turned and not molded?

Mr. Meder responded no, this is it. It is the real thing (holding a picket).

Mr. Carson asked are they new ones?

Mr. Meder responded no, they are not new. This is them (holding a picket).

Mr. Carson asked I mean on the new?

Mr. Meder responded on the new addition, we are using these old ones.

Mr. Morris asked where did you steal them from?

Mr. Meder responded I am not telling. We are stealing an idea off of Mr. Morris's house, but we are going to do a much better mortar job.

Mrs. Stilwell stated you are not using portland cement or whatever.

Mr. Meder stated right. We are actually going to use a brand new historic made brick with regular mortar. We did that at Charlotte Courthouse. We laid a half of a mile of bricks there. The buildings are seventeen (17) something or early eighteens (18's). It is primo.

Mr. Carson asked is the wood going to be painted like the rest of the foundation work?

Mr. Meder responded that is a good question. I guess the homeowner would paint it.

Mr. Carson stated it seems logical rather than having yet another material. Then you will not have to worry so much about the color of the mortar.

Mr. Meder stated there you go, that gets me off the hook.

Mr. Morris asked what about the rail and the top and bottom of it?

Mr. Meder stated what they did on the front was a multiple railing system. I have a drawing here.

Mr. Carson asked are we talking about a pipe railing?

Mr. Meder responded no we are still talking about the balustrade and how we are going to treat that.

Mr. Morris asked do you know where I got my rails? The hospital on Jefferson, they were all in the back. I had permission. She has all of the rails to the whole house, the pickets and everything in the back.

Mr. Meder stated that is good to know. This is how they were done. I sort of blew it up. When they did the historic rail, they would put the balustrade up and they would nail it to a board, and then they would nail underneath to a cap that was either rounded or peaked. Then they just put a piece of trim molding or something here to hide all of the joints, and to tie it in to keep these from twisting. It looks nice and it works well. That is what we intend on doing. The bottom is pretty much simple everywhere I have looked. I think the reason the bottom is simple is because they rot. Many of the pickets I have seen in town are not beveled, slanted, or anything. They are just flat. I think if they were slanted, it would be better, but they are not historically done anywhere I can tell.

Mr. Carson stated I guess what I was going to say was because of drainage and water, everything like that. They usually have a little bit of slant, that bottom rail.

Mr. Meder stated you know, I cannot say that I have seen that in town. I have seen a couple that were peaked.

Mrs. Crews asked everything you are doing is to the rear of the home, right?

Mr. Meder responded yes.

Mrs. Crews asked where are these on this top left corner (referring to photo)?

Mr. Meder responded that is Mr. Morris's house. That picture was to depict the brick column idea and also to give me an idea of the square lattice that we are going to put underneath.

Mr. Carson asked what is the deck going to be made out of?

Mr. Meder responded wood. To be honest with you, you are not seeing it.

Mr. Carson asked what is the rail going down the steps?

Mr. Meder responded that is going to be metal and that is what this picture is all about.

Mr. Carson asked are you going to be doing a pipe railing?

Mr. Meder responded yes. The homeowner and I drove around town twice. I took all of these pictures from sitting in my car. These are all metal railings on Main Street. What is nice about the metal railing is that you can actually grab the thing and use it, so you do not bust your butt. It is also simple. It is not interfering.

Mr. Morris stated I do not know if that meets Code now.

Ms. Blair stated it does not.

Mr. Meder stated I did not take a picture of yours though, I was being nice.

Mr. Morris stated I do not have one.

Mr. Meder stated you do not have one, and you have ninety (90) some steps.

Mr. Morris stated I do not have to have one.

Mr. Meder asked why?

Mr. Morris responded I am grandfathered. All I am saying is that I do not know if the Code is the same if you are going under the steps or something. I have no problem with the piping.

Ms. Blair stated pipe railing does not meet current Code, and you would have to do that because you are doing new construction. You would not be grandfathered in just based on the structure, because your addition is new. You have to meet the current Code so that a four (4) inch sphere does not fit through the gap.

Mrs. Castle asked how can we vote on something that is against both Building and Zoning Code?

Mr. Meder responded you cannot, so you would have to amend the request and the request would be to do balustrade, if that is what I am being told to do.

Mrs. Castle stated it is also not in the Zoning Code as far as the distance between them.

Mrs. Stilwell asked does he have to go to the Planning Commission or the Board of Zoning Appeals?

Ms. Blair responded the distance between where you are building the five by five (5x5) to the carport in the back cannot be any closer than ten (10) feet. All I have is an aerial. I do not have a site plan to tell me that it is greater than ten (10) feet. That needs to be proven. From what I have, my tools as an aerial, it is too close for me to say "yes, you meet Code."

Mrs. Stilwell stated it has to be big enough for a fire truck to get there.

Mr. Meder stated alright fine, we will not build that one then.

Ms. Blair stated that is completely up to you.

Mr. Carson asked what will you do then?

Mr. Meder responded leave it the way it is. It will look like the garbage that it is.

Ms. Blair asked do you know the distance between them now?

Mr. Meder responded I have no clue.

Mrs. Stilwell stated you could measure and deal with that.

Mr. Meder asked between the building?

Ms. Blair responded between the building and I guess it is a carport or garage.

Mr. Meder stated if you need ten (10) feet, you are not going to get it. I do not think there is ten (10) feet now.

Ms. Blair stated it is real close now. It appears by the aerial that it is real close now. That is why I have my concern.

Mr. Meder stated it is real close. It is right on the line.

Mr. Morris stated if you are building on almost the same footprint, it seems to me that the one there now, because it is coming out straight, would come out further than this one would.

Mr. Meder stated yes, it actually comes out about eight (8) feet.

Mr. Carson stated they are paralleling the building now, rather than projecting out at a ninety (90) degree angle.

Mrs. Stilwell stated the new construction is paralleling the building whereas the existing is perpendicular.

Mr. Morris stated you would actually be improving the space.

Mrs. Stilwell stated and the safety of exiting the building.

Mr. Meder stated yes, there would be more space, probably six (6) feet. It looks like there is ten (10) or eleven (11) feet there now.

Ms. Blair stated that just has to be proven with a site plan. Any motion can then state "and meet Zoning Code", which it would have to for a building permit to be issued. That can be added as a condition.

Mrs. Stilwell asked do we approve the design, and then the site has to be approved?

Ms. Blair responded we can work with that after the fact.

Mr. Meder stated we could build the one on the right anyway, because that is clear.

Ms. Blair stated other than your Building Code issue that needs to be addressed on what type of style or design you will have other than the pipe railing.

Mr. Meder stated we are going to do that right now.

Ms. Blair stated that is the only thing you have outstanding.

Mr. Meder asked am I being told that I need balustrade?

Mr. Carson responded I am just thinking that you could use the balustrade where you wanted them at the deck, and then use a picket rail going down the steps.

Mr. Morris stated if you are using that on your rail for the rest of it, I am assuming if you are going to have to put a rail on the other part of it, you would want to do the same thing.

Mr. Meder stated that is going to look really heavy. Lowes has a treated picket that is half of the thickness, but it has the little turning things.

Mr. Morris asked what does the Code have to be coming down the stairs?

Ms. Blair responded it cannot be such a gap that you can fit a four (4) inch sphere through it.

Mr. Carson stated which has to do with toddlers.

Ms. Blair stated so they do not get through, get stuck, and that sort of thing.

Mr. Meder asked is it the same for the top?

Ms. Blair stated correct. It is a four (4) inch sphere.

Mr. Carson asked what happens when you have a church and places like that? All of them have pipe railing, not one (1) has a picket railing.

Ms. Blair responded grandfathered. Anything that is new construction is required to meet current Code.

Mr. Morris asked what about pickets? Do they have to have pickets or is the Code just for that base? In other words, can you have a bottom rail and a top rail with nothing in between them?

Mr. Carson responded no, it has to have something in between.

Ms. Blair stated if I have a four (4) inch ball, I cannot be able to force it through the gap.

Mr. Carson stated the verticals.

Ms. Blair stated you could lattice it.

Mr. Land stated what is wrong as far as the pipe rail is that there is nothing holding it up.

Ms. Blair stated you could technically slide right through, under the pipe rail and actually hit ground. It is a protection barrier.

Mrs. Stilwell stated when you come out of these steps; you could definitely hit the ground. I have sold this property many times, and I always say "do not go out of the back door."

Mr. Carson asked is there no stoop?

Mrs. Stilwell responded there is no stoop. You open the back door and you are immediately descending. This is going to be such a nice addition.

Mr. Meder stated that is what we are trying to do.

Mrs. Stilwell asked can you go before the Board of Zoning Appeals and get a variance for a pipe rail?

Ms. Blair responded you can ask for a modification.

Mr. Meder stated it is not worth it. There is a two-hundred (\$200) dollar fee to go.

Mrs. Stilwell stated you can ask for a modification and there is no fee.

Mr. Meder stated I will ask the homeowner.

Mrs. Stilwell stated I think an iron railing would look really nice there.

Mr. Carson asked on the stair railing, what do you think about just having square pickets?

Mr. Morris responded that would look kind of strange.

Mr. Carson stated you see it in different neighborhoods like that. The railing might be a chippendale at the deck and then straight pickets going down the steps. It changes.

Mr. Meder asked what does everybody think about that?

Mr. Carson responded it would be a lot cheaper for you.

Mr. Meder stated it would be a lot easier to build too.

Mrs. Stilwell stated I do not have a problem with it.

Mr. Morris stated what I did in the back of my house was almost contemporary. I was not there when the guys built that. It is two by two (2x2) pickets and the railing. It has the little copper things on top. The pickets are just simple. Everything looks the same. I would say if you have to put pickets on the rail, maybe you just want to abandon that idea and make it simple.

Mr. Carson stated I think that is probably the best thing to do. Do it all in pickets.

Mr. Meder stated it will look like a 1990's treated deck. That is beautiful, I cannot wait.

Mr. Carson stated not necessarily. You are talking about a picket that is maybe one (1) inch by one (1) inch. The space would be one (1) inch, so that is a traditional design for a rail. It really is with a nice molded hand rail.

Mr. Morris stated like the rails that you just saw on Mr. Holley's front porch. It has regular pickets. You make the bottom rail for it and the top rail.

Mr. Carson stated this is a secondary entrance.

Mrs. Castle asked are these the same rails from the front of her house?

Mr. Meder responded ever so slightly different.

Mrs. Castle stated it might even be better for her in the long run if you have those, so if some of hers around front rot, she can have replacements.

Mr. Meder stated these are not close enough to do that. They are close enough that a passing horse would not remark, but they are not close enough to stand in front and go "um, what happened there?"

Mr. Carson stated I recommend you simplify and do traditional railing with vertical one (1) inch pickets with one (1) inch spacing.

Mr. Meder stated it would be more like one and a half by one and a half (1 ½ x 1 ½).

Mr. Carson stated nothing heavier.

Mrs. Stilwell asked would the space between them be one and a half (1 ½)?

Mr. Carson responded it would be the same.

Mr. Meder stated I can do that, now whether or not my client wants to do that is another story. She may say "I am sorry, we do not do that in England."

Mr. Carson stated since she is from England just say "this is a tradesman's entrance."

Mr. Morris stated she is trying to do the right thing by using those pickets.

Mr. Meder asked just for clarification, what do we have to do with this shed and this space?

Ms. Blair responded it needs to be ten (10) feet by Code. If it is not ten (10) feet existing, we need to look at a site plan to see what it is and what you are proposing.

Mrs. Stilwell stated you have to have space to get between the auxiliary building and the decking, so a fire truck could pull up there.

Mr. Meder stated for arguments sake, it is eight (8) to nine (9) feet there now; and we are going to put five feet (5) in, so we are doing two (2) to three (3) feet less.

Mr. Carson stated it is increasing the distance.

Ms. Blair stated that is what we need to look at. I do not have a site plan or any type of documentation. I am not saying your word is not good, but we need to go out there and look at it or draw a site plan.

Mr. Meder stated I am telling you it is going to be eight (8) to ten (10) feet; and when you count steps, there are eight (8) of them and they are approximately one (1) foot wide, so that is eight (8) feet. I do not know that. I have not measured that with a tape measure. The Board can approve that, and we can go onsite at a later date.

Ms. Blair stated they can approve it with the condition that it meets Zoning Code.

Mr. Meder stated I will just have to explain that to the client, and I will stand there and watch.

Ms. Blair stated that is fine. We will make an appointment to come look at it.

Mrs. Crews asked do you feel discomfited by the fact that the owner has not approved any of these changes before we vote?

Mr. Meder responded I just want to go home with something.

Mrs. Crews stated I say table it.

Mr. Morris asked can we approve the layout, everything on here except the rails?

Mr. Land responded you can just say that the railing system must meet Code.

Mr. Meder stated see that is why we have a lawyer on board.

Ms. Blair stated you can do that. If you only approve certain elements and you still do not feel comfortable with other elements, you can do that and he can return with another application for December 9<sup>th</sup> or a following meeting.

Mr. Morris stated we cannot tell Mr. Holley to come back and not you.

Mr. Meder stated yes, but I am also hearing that I can do a one and a half by a one and half (1 ½ x 1 ½) picket.

Mr. Carson stated you still need the owner's approval.

Mrs. Stilwell stated why not approve it and let him take it to her. He can come back next month.

Ms. Blair stated you can approve and file a motion for the one and a half (1 ½) pickets. He is representing the client, so he can make those decisions for her at this particular point. If he goes back, and she does not want to do it; he can bring a new design back next month without any conflict.

Mr. Morris stated we can, based on this, go with this design except for replacing the pickets with a two by two (2x2) picket. That is what it is called; it is a two by two (2x2). Replace these pickets with two by two (2x2) pickets and using the same design on the hand rail.

Mrs. Crews stated so we have changed the pickets and we have changed the hand rail. We have knocked off the deck if it so close that it cannot get approval.

Mrs. Stilwell stated we can approve it subject to zoning approval.

Mr. Morris stated we are approving the rear deck landings with the exception of replacing the proposed picket with a two by two (2x2) picket using the same rail designs for the deck and stair rail.

Mr. Carson stated there are two (2) of them.

Mr. Morris stated for both.

Mr. Meder stated there is one (1) more part of this. We need a second. That was the motion right?

Mrs. Stilwell stated subject to zoning.

Ms. Blair asked was that a motion or a statement?

Mr. Morris stated and subject to zoning.

Mr. Carson called for a second.

Mr. Morris asked do we have to put in there that it is subject to meeting Code?

Mrs. Castle responded yes.

Mrs. Stilwell stated Zoning Code.

Mr. Morris stated I am talking about Building Code.

Ms. Blair stated you may.

Mr. Morris stated subject to Zoning and Building Code approval.

Mr. Meder stated there is one (1) thing that we did not talk about. We are going to close the electrical meter with lattice.

Mrs. Stilwell asked can we do two (2) motions?

Ms. Blair stated we need to vote on the first (1<sup>st</sup>) motion.

**Mr. Morris made a motion to approve the request for rear deck landings with the exception of replacing the proposed picket with a two by two (2x2) picket using the same rail designs for the deck and stair rail subject to Zoning and Building Code approval. Mrs. Stilwell seconded the motion. The motion was approved by a 5-1-1 vote. (Mr. Meder abstained and Mrs. Crews opposed).**

Mr. Carson asked do we have a discussion? Mrs. Crews you said no. What is your argument?

Mrs. Crews responded it appears to me that we are treating our membership somewhat dissimilarly from others before our Committee. If we table one (1) to have a engineering plan, I believe that should be the same.

Mr. Carson asked are you saying we need a drawing?

Mrs. Crews responded that is correct, and we have made many multiple changes on the presentation.

Mrs. Crews asked does each person get asked why they vote no?

Mr. Carson responded you have just brought up a valid point.

Mr. Meder stated it is a valid point.

Mr. Land stated I think the difference is that we can articulate what the changes were. He could not even articulate what changes he was going to make.

Mr. Morris stated he has four (4) drawings, so he has details. I cannot look at Mr. Holley's pictures and really know what he is doing. This I can.

Ms. Blair stated as a point of order, I think we need to discuss the remainder of your application. Let us discuss that, and then if there are other conversations that need to be had, we have other business and we can take care of it there.

Mr. Meder stated the remainder of the application is the metering system is very ugly, so we are going to enclose it in lattice with a panel that will slide out. An area would be cut out so they could read it, if they had to. They are not reading meters anymore. It is all electronically done. We could box it in and put a lattice panel to sort of make it go away. The other problem is because we are turning the stairway that direction, if you trip and you grab something, you do not want to rip the meter off of the house. The wooden lattice would be there. The lattice would be exactly the same as what would be underneath the deck.

Mr. Morris asked do we even need approval for that if it is in the back of the house?

Mr. Meder responded it is a change, and it can be seen from Jefferson.

Mr. Morris stated well for that, I would say that we need a drawing.

Mr. Carson stated we really do need a drawing, I am sorry.

Mr. Meder stated come on; it is going to be a box with lattice in it.

Mrs. Castle stated they are changing out those electric meters on the houses. They just came over and are ripping ours off and putting a new one up.

Mr. Meder stated I know they are all remote. That is why it would be a sliding panel.

Mrs. Castle asked have they just now started putting those in on Main Street?

Mrs. Stilwell responded they have been doing that for a year.

Mr. Meder stated what I find interesting is that no one has taken the time to hide these things. I look at mine everyday and I cannot stand it.

Mr. Carson stated especially when they are at the front of the house.

Mr. Meder stated I understand where you are coming from. This is essentially a square box that is going to go around this thing with lattice, essentially just like this.

Mr. Morris stated yes, but that is within brick piers.

Mr. Meder stated it is going to have a two by four (2x4) trim all of the way around it.

Mr. Carson asked are we talking about three (3) inches, six (6) inches, or a foot?

Mr. Meder asked what?

Mr. Carson responded the projection of your box.

Mr. Meder stated it has got to come beyond the meter.

Mr. Carson asked on the stair going down, how wide is your tread?

Mr. Meder responded four (4) feet.

Mr. Carson stated then you have this box overhanging the stair.

Mr. Meder stated which is going to be a two by ten (2x10).

Mrs. Stilwell stated it is going to protrude probably ten (10) inches.

Mr. Carson stated so you bring in a refrigerator through that door and you bash your nice lattice box.

Mr. Meder stated you have a point there, but if you can bring a refrigerator up these stairs, go ahead. I think other than that, is it going to be a net gain here?

Mr. Morris asked is that going to interfere with the stairs?

Mr. Meder responded no, they are four (4) foot wide. No excuse me, they are four and a half (4 ½) feet wide.

Mr. Morris asked do the stairs come beyond that lattice?

Mr. Meder responded the reason I am going all of the way over, is so she can put plant material there like pots, etc. I could do a three (3) foot stair to meet the Code and a rail, and say I am done.

Mrs. Stilwell stated she is trying to make it an attractive entrance, because people do park in the back.

Mr. Meder stated thank you.

Mr. Morris stated well the fact of the matter is that anything he does there is going to be improvement. I do not know if you want to approve it based on that. It is the back of the house. That is another thing by the way. This is the back of the house.

Mrs. Crews stated it is seen from Jefferson.

Mr. Morris asked can you really?

Mrs. Stilwell responded it is really tough.

Mr. Morris stated I do not know if you want to be that fussy with it since it is back there.

Mr. Meder stated oh come on, it is me. Give me some more.

Mr. Carson stated ok, we need to have a new drawing for everything.

Mr. Morris asked did we approve the other part?

Mr. Meder responded you approved it, unless the homeowner does not want it.

Mr. Carson asked what do you think?

Mrs. Stilwell responded I approve the lattice work for the brick piers, and I do not have a problem with hiding those horrible meters with a projection that is approximately ten (10) inches from the building with lattice that can be removed if needed. It needs to be something that opens or can be slide up.

Mr. Morris asked can you trim it? Can you put two (2) four by four (4x4)'s up and trim them out so it looks neater?

Mr. Meder asked do you mean like the column?

Mr. Morris responded instead of using a six by six (6x6), use a four by four (4x4) and trim it and paint it. I guess what I am looking at is that if you are doing these nice stairs, and you are trimming out the

stairs, putting moldings on, and all that sort of thing; and then you are going to have lattice there with two by two (2x2)'s or two by four (2x4)'s, that is going to look kind of crude next to the nice steps you are doing. All you would have to do is put four by four (4x4)'s on the side there, and however you decide to do the lattice in between. It is the same as what you are saying except instead of using two by four (2x4)'s, use four by four (4x4)'s.

Mr. Carson asked what are you going to do with that downspout right next to the meters?

Mr. Meder responded I think a two by ten (2x10) will slide in there. The concept I had, was to slide a two by ten (2x10) in there, nail a two by four (2x4) to it, and slide the lattice in.

**Mrs. Stilwell made a motion to approve the request. Mr. Carson seconded the motion. The motion was approved by a 6-0-1 vote. (Mr. Meder abstained).**

Mr. Meder presided over the meeting at 4:40 p.m.

## II. APPROVAL OF MINUTES

Mrs. Stilwell stated I have a couple of corrections.

Mr. Carson stated I do too. One (1) is your big testimony.

Mrs. Stilwell stated on page two (2), the last paragraph it should be "fascia."

Mr. Carson stated actually it is said three (3) times.

Mrs. Stilwell stated I found it twice. On the bottom of page two (2), "I totally stripped the house" should have two (2) p's.

Mr. Carson stated on page six (6), it is a large paragraph where Mrs. Stilwell responded. If you go four (4) lines from the bottom of that particular paragraph, it should be "segmental arch" and "decorative."

Ms. Taylor stated that is fine. I do not know what half of this stuff means, so you all help me out. I do not mind it at all.

Mrs. Stilwell stated not a problem. I do not want your job.

Mr. Carson stated actually the minutes are excellent.

Mrs. Stilwell stated they are.

Mr. Carson stated on the bottom of that page, I am talking. I think I got really testy with Mr. Marshall and on the second (2<sup>nd</sup>) line from the bottom, "I am here without any remuneration," which means reimbursement for time spent.

Mr. Meder stated you should have given Lance Marshall that definition too.

Mr. Carson asked who?

Mr. Meder stated that crazy guy.

Mr. Meder asked how is it that Rick can get away with not putting a railing on his, when he re-did his whole deck?

Ms. Blair stated we need to vote on the minutes first. Then we can move forward.

**Mrs. Stilwell made a motion to approve the July 22, 2010 minutes with corrections. Mr. Carson seconded the motion. The minutes were approved by a unanimous vote.**

### **III. OTHER BUSINESS**

Mr. Carson stated I have a comment.

Mr. Meder stated I upstage you, because I already asked a question.

Ms. Blair responded it is based on the new construction, because this is an entirely new decking system.

Mr. Meder stated so new flooring, new railing, and new columns.

Mrs. Stilwell stated it is a whole new concept.

Ms. Blair stated he added new decking, but the structural members were still there.

Mr. Morris stated I never touched the front stairs until this day.

Mr. Meder stated you power washed them.

Mr. Morris stated I did not even do that.

Ms. Blair stated because it is new construction, it must adhere to the current Code.

Mr. Meder asked just for clarification, could I put back exactly what she has?

Ms. Blair responded no, not put back. Once you remove it, you have lost the grandfather or the legal non-conforming.

Mr. Meder stated I can just take off the left side or take off the right side, and put on new tops. She can just go that way.

Ms. Blair stated you can repair.

Mr. Carson stated if you are replacing in kind, I know other jurisdictions around the Country state that you do not actually need a permit if you replace something in kind, which means it is the exact same footprint.

Ms. Blair stated unless that is structural members. If it is an actual structural member of the decking, the framing or something of that nature that needs to be repaired, that would require a building permit. It does not require approval from the CAR, but it would require a building permit. The actual decking system itself, if you had a rotten piece of wood, that does not require a building permit.

Mr. Carson stated I am whole heartedly in favor of what you just said. It has been numeral times we have had people coming in and they say that they are going to replace something exactly as it was; and it turns out to be something none of us would have approved to begin with.

Mrs. Stilwell stated you call and get them stopped.

Mr. Meder stated you are very right, and that is why I am trying to verify this. If the client was up there taking the beating I was taking, she probably would have just walked out and done nothing.

Mr. Morris stated we would not have given a beating to any other person.

Mr. Meder stated I understand that.

Mrs. Crews stated I disagree with that.

Mr. Meder stated and I also understand why you voted no. I also defended myself stating that you did not understand a square box with lattice on it. You are totally blowing my mind. We try to be a little more informal and try to ease people, but some of them we pound to death simply because we need clarification. I think we went pretty easy with Mr. Holley and asked him to leave. Unfortunately most of us know him, and if Steve does not have a drawing, God knows what we are going to get.

Mrs. Stilwell stated we cannot be vague.

Mr. Meder stated not with Steve, because that is what it is going to look like, pretty vague.

Mr. Carson stated I just wanted to say for Seth's benefit; one (1) of my problems with a lot of the cases that are brought in is that we are expected to take a leap of faith. All of these design changes are proposals without any visual, documentation telling us what it is going to look like. We could wind up with the most incredibly horrible thing you could imagine, and sometimes we do because we did not ask for a drawing. I know it is difficult for some people to do this. It is an added expense, and certainly it is added time. It also means that they are more likely to get approval the day they come in, rather than being told to come back next month or two (2) months because we do not understand what you are doing.

Mr. Land asked does the application ask for them to submit a drawing?

Mr. Carson responded no, we do not ask specifically in writing. Do we?

Ms. Blair stated yes.

Mr. Carson asked we do now?

Ms. Blair responded yes. The picture that he brought is part of that. If it is more detail that you would require, then that is where the Board's decision comes into play. Staff's recommendation was simply that. I was leaning toward your knowledge, because there were so many details and so many changes that were proposed based on the picture. There were some areas that were unclear. If that is the case, then it is up to the Board to table it and request a drawing. We cannot request that it is engineered stamped or architecturally stamped unless it is something that is going to be from the building stand point. Simply from design, even when we ask for a drawing, if someone comes in and

they have simply done it themselves, we cannot deny it based on the fact that they did it themselves and did not go to a firm.

Mr. Morris asked because he is my neighbor, and I have no idea if he is going to ask me to do that or not; but what are the rules if he asks me to do that drawing? Am I able to do that?

Ms. Blair responded if you accept funds, monetary gain, you may not vote.

Mr. Morris stated may not vote, but I can do it.

Ms. Blair stated you can do it, and I would recommend that you still abstain.

Mrs. Stilwell stated so get paid.

Mr. Meder stated I am getting paid to do this deck, because I can do the brick work. She does not want it to look like what she had. That is why I am going to get paid for it. That is why I could not vote, but you are just doing the drawing right?

Mr. Morris responded yes, that is all I would be doing if he asks me to. I do not even know if he is going to ask me, but I just wanted to clarify what the rules were.

Mrs. Stilwell stated I would like to make an announcement. Fred and I went to the announcement of the US green energy company that is coming. It was extremely exciting to see what they are doing. Amazingly, they are actually make roofing that looks like slate; and the solar panels are impregnated into the material. They are coming out very soon with a comp shingle roofing in which the solar components are in the composition shingle material. They do have approval. I met with them and they are all very much in preservation, six (6) owners. They do have approval from Georgetown I believe. I think it is a topic that may come up in the Old Westend. We should be educated about it. I would be so supportive.

Mr. Carson stated I would love to see a panel.

Mrs. Stilwell stated they will be opening very soon out at Cain Creek where Swedwood is, and if you want or anybody that wants to write down their website, I brought an extra one (1). It may come up for us.

Mr. Meder stated we might go tour the factory when they get rolling.

Mrs. Stilwell stated they are going to give me an estimate to add some solar possibility to my building. I just think it is amazingly creative.

Mr. Morris asked is this a new company that is coming here?

Mrs. Stilwell responded yes, three hundred and seventy-two (372) jobs, thirty million (\$30,000,000) dollar investment.

Mr. Carson stated it was just announced.

Mr. Morris asked is this the one (1) that is going in the park up off 58?

Mrs. Stilwell responded yes. What they are building is very exciting, very innovative type of materials. They are doing solar shingles, solar slate tiles, hybrid roofs, siding that has the solar for facades, curtain walls, skylights that are solar, and windows that have solar components in them. I just wanted us to be advised. Anybody is welcome to have this brochure if they want it.

Mr. Meder stated I have one (1) other thing. I went to the LifeBatt. It is a historical building on Bridge Street across from Dimon, next to Luna. When you stand at the back and look at this building, they re-pointed the bricks at the very top. It is like Rick's little columns. It is nice pretty mortar and then all of a sudden it is this white stuff. I called John Ranson who is the architect in charge and he never responded back to me. I think this is a really easy fix. I think that it just needs to be stained. I feel confident that the mortar is probably lime mortar, so it will not destroy the brick; but I think as a Commission if we had a letter shot to Dewberry & Davis asking them to resolve this, it would be nice. They have spent one point two (1.2) million dollars of tax payer money restoring this building. Our ex-Chair of this Commission ran it and we had that mess of a mortar job.

Mrs. Stilwell stated it really looks terrible.

Mr. Meder stated now I have already pissed off Linwood Wright asking him this question. That is ok. I presented it because I felt that is my job.

Mr. Carson stated Linwood is only an advisory to the City. He is no longer on the payroll. Well he is because he is an advisor, a private citizen. You might want to discuss it with Jeremy Stratton.

Mrs. Stilwell stated it is really appalling.

Mr. Meder stated I think I am going to get the same, tail between my legs and out the door that I got the other day.

Mrs. Stilwell stated I would go to the construction company Hughes & Atkins. They are the people that we need to educate.

Mr. Meder asked where is the Commission's hold? That is what I am asking. I think we need to send a letter to the architect saying you guys are blowing it.

Mrs. Stilwell stated unfortunately we have no purview here.

Mr. Morris asked are they getting tax incentives for that where they have to do that according to the Secretary of the State standards?

Mrs. Stilwell responded the City probably used Federal funds. What do you think?

Mr. Meder asked where does the IDA money come from?

Ms. Blair responded I do not know where the funding came from for this project.

Mr. Meder stated well they used nine hundred thousand (\$900,000) in IDA money.

Ms. Blair stated I do not know the specifics. I have not been involved in it, so I cannot tell you.

Mr. Morris asked the renovation plans for that building, the Building Department has I assume. Correct?

Ms. Blair responded they should.

Mr. Morris asked are they available for the public to view?

Ms. Blair responded yes.

Mr. Morris stated I would look at that and see what was recommended for that mortar. You know the things with older bricks. Depending on the age of the brick, you have to have a lime based mortar. If it was done according to the Secretary of the State standards, it would have to match the original mortar. That is exactly what I am doing right now with the synagogue on Sutherlin. We are going for our fifth (5<sup>th</sup>) try now, trying to match that mortar. We are going to Lynchburg now to do that. It is difficult to do, but I have not seen what you are talking about.

Mrs. Stilwell stated drive down in the Klaff junkyard parking lot and look at the back of LifeBatt.

Mr. Morris asked so they did not even attempt to make any kind of a match?

Mr. Meder responded I was told that they tried three (3) different mortars.

Mrs. Stilwell stated the joints are very fine lined until you get up to where they re-pointed, and then the joints look like they are about an inch wide.

Mr. Morris asked what did they do, rebuild it?

Mr. Meder responded I do not know, but it looks terrible.

Mr. Carson stated they probably drilled it out rather than using a wire.

Mrs. Stilwell stated it really does look bad.

Mr. Morris stated that is another thing, it is the method of what you do. You should chisel that out by hand. That is the recommended way.

Mr. Carson stated you should use a wire to redo that fine butter joint.

Mr. Morris stated if you use hydraulic guns and all of that, you are going to damage the brick and widen the gap.

Mr. Morris stated I have seen it done in regular mortars where they do not match; and you just get a painter up there with some stain. It sort of makes it go away.

Mr. Morris asked is it done?

Mr. Meder responded it is done and they have signed off on it.

Mr. Carson stated sometimes to make it match; they use slurry of horse manure. You put it in a pan, you add water, and you simply paint it on to the brick and mortar. It literally changes the consistency. It really looks great. You would be amazed what it does. You wash it off after a few days. It looks great. It changes the actual mortar color.

Mr. Meder stated it is just like oak leaves will do pavement and walnut will stain everything sort of black, that is what I am talking about. Once they stained it and it got a little bit of age, it will go away.

Mr. Carson stated before we lose any more members, I have a point I would like to make. When Mr. Marshall was here, and he is not the first (1<sup>st</sup>) one (1) to come in with business about new windows and what it should look like. The business about whether plug-ins are ok. I have Savannah and Charleston, and what they have to say about it. I think it is important that we be consistent, and that everybody be on the same page. With respects to Savannah, they say in regards to windows wood, double hung, true divided light. This is the type of thing they are talking about for residential. The general accepted mode is vinyl metal clad wood window system, single or double glazed with true divided lights. That is a big difference.

Ms. Blair stated if you want me to I can scan those in, and send them to everyone. That would certainly be easier than dissertation.

Mr. Carson stated they really do not like snap and mold lines. No snap-ins. No fixed glass. It is really specific about what they cannot stand. If you are going to have a new window that is a thermal pane, it has to be true divided light. I cannot tell you how expensive those windows are.

Mr. Morris stated they do it now where they actually have two (2) single panes that are divided.

Mr. Carson stated and then they have a gasket in between.

Mr. Morris stated I think I read somewhere that they are actually doing away with these true divided lights because of some Code. I think I read that they were going to do that. I do not know if they did or not. I do not know if the window companies are doing six (6) over six (6) true divided light.

Mr. Carson stated they are very expensive windows. The problem with those are mutton bars, which are divisions dividing the panes in windows. The problem is that people do not seem to understand that if it is flat, it does not cast any shadows. You need something that has a projection, so that you have the shadow effect between the panes. It is what gives them a new character. That is what both Savannah and Charleston are saying in their guides; and certainly what Georgetown and Washington D.C. says.

Mrs. Stilwell stated and Durango, Colorado.

Mr. Carson stated it does not matter where you are, they all say the same thing. It has to be true divided lights, and of course the first thing they say we do is to restore the windows.

Mr. Morris stated if you go into any of those new subdivisions in Florida, they call for the same thing because they are building houses and you pretty much have a hard time realizing they are not old.

Mr. Carson stated they also call for operable shutters, not nail on the pane of death. The shutters have to operable.

Mr. Meder stated if you are going to put shutters on, make them work.

Mr. Carson stated real hardware and operable.

Mrs. Stilwell stated a lot of people could have used them last night.

With no further business, the meeting adjourned at 5:00 p.m.

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APPROVED