

**COMMISSION OF ARCHITECTURAL REVIEW**  
**June 28, 2012**

**Members Present**

Fred Meder  
Cynthia Castle  
Jeffrey Carson  
Richard Morris  
Susan Stilwell  
Sarah Latham

**Members Absent**

Robin Crews

**Staff**

Renee Blair  
Christy Taylor  
Emily Scolpini  
Clarke Whitfield

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

**I. ITEMS FOR PUBLIC HEARING**

***Item 1. Certificate of Appropriateness PLCAR20120000215, to remove rear addition and restore rear porch at 1020 Main Street.***

Open the Public Hearing.

Present on behalf of the request was Mr. Tim Norton and Mr. Michael McNeely. Mr. Norton stated I submitted a series of photos and then what I projected the house would be. If you look at, I guess what the house was with that room addition on those stilts, it looks like someone back in the 70's constructed a room on the back of the house, enclosed the original porch upstairs and downstairs. When we took the room apart, we thought we would find the upstairs wall continuing to curve all the way around like it did. The bottom did continue all of the way around, but they cut the upstairs wall out. Now it is curved in about 3'. We have a picture of that in here. We will have to rebuild that wall back like it was.

Mr. Meder asked do we have a picture of that curve?

Mr. Norton responded yes. The first floor, they did not cut any of that wall out. That continues on, if you look at this picture right here.

Ms. Blair stated it is the one that is by itself.

Mr. Norton presented photographs of the property that was submitted with his application.

Mr. Meder stated we would love to see all of the pictures if you don't mind.

There was discussion about the previous construction shown in the photographs submitted and the work proposed to be done.

Mr. Meder asked is the second floor 1/1 windows with columns?

Mr. Norton responded right. This is what the original wall is right here (pointing to photograph). We are just continuing this.

Mr. Meder asked so this will be all clapboard?

Mr. Norton responded the exact same as this all of the way around.

Mr. Meder asked does everybody understand this? The clapboard will continue on the second story with 1/1 windows. The requirement is that they be wooden windows.

Mr. Norton stated yes, we are going to try, I guess we will find them or get them made eventually. The ones that are in there now are not wooden windows. What is there now is just storm windows. We will have to find something that fits in there.

Mr. Meder asked what is the end use of that room?

Mr. Norton responded we have no idea. I guess it was a sun porch at some point or a sleeping porch. That is the only part of the house that really got torn up. The rest of the house was in pretty good shape when we got into it; but that part, you couldn't even go into that area. It was on brick stilts. It was just a dangerous thing. When we start taking it off, we go slowly so we can try to find the original construction and let it tell us how it was supposed to be. I am guessing it was a porch, a sleeping porch.

Mrs. Stilwell stated that makes sense. Do you have plans? That is a difficult zoning up there. Are you aware of the zoning?

Mr. Norton responded yes.

Mrs. Stilwell asked will it be a residential use or a business use?

Mr. Norton responded we don't know yet.

Mr. Meder stated we have been trying to work out the zoning issues with the City Planning, but we are not anywhere with that.

Ms. Blair stated we have had those discussions.

Mr. Norton stated we had a lengthy discussion about it a few months ago when we were trying to get the house. Right now, banks aren't loaning any money for anything.

Mrs. Stilwell stated we know. If it is TO-C you can't borrow money.

Mr. Norton stated we have to use our own money and it gets expensive.

Mrs. Stilwell stated you can't even use your own money to sell it. I mean nobody can buy it. They can't get a loan.

Mr. Norton stated right.

Mrs. Latham stated I noticed on your application that you didn't have information on the tax credits. I assume your discussion with Renee; you are up to speed on that?

Mr. Norton responded no, we have not spoken on that. I didn't realize it until I actually started filling out the form the other day that there were tax credits available.

Mrs. Latham stated ok, because all 3 of the houses that I am aware that you own in the Historic District are eligible for the State Historic tax credits, Federal Historic tax credits if you use it commercially.

Ms. Blair stated any kind of income producing property.

There was discussion about tax credits and the tax abatement program.

Close the Public Hearing.

**Mrs. Stilwell made a motion to approve the request to restore the rear of the property to its original design. The upstairs will be enclosed with wood framed windows, double hung 1/1. The downstairs will remain an open porch with the balustrade as shown. Mrs. Latham seconded the motion. The motion was approved by a 6-0 vote.**

Mr. Meder asked do you think the stairway was original? Is that going to stay?

Mr. Norton responded no, none of that was original. We are taking the stairway out completely. I guess we are going to have to find, there is an old area that is kind of where a coal chute was and there were some stairs there blockaded up. I guess that is what we will do is try to get the steps back over there and get that complete porch like it was all of the way around the back.

Mr. Meder asked is everybody comfortable with that or do we need another motion for the stairs?

Mrs. Latham responded since the motion included returning the porch to the original and since that is not original, I would think that the motion would accommodate the removal of the stairs.

Mr. Meder stated I just want everybody clear. I don't want any issues.

Mrs. Latham stated that would be my read.

Mr. Whitfield stated I think that you are correct. He has got to return it to the original. If the steps weren't original then they go.

Mr. Meder stated and it looks awful.

Mr. Norton stated it does.

Mr. Meder stated it was disguised with the awful lattice only to reappear.

Mrs. Latham stated the first time I drove down the alley and saw that curved porch that was original, it is gorgeous and I am thrilled that you are planning to return it to that original look. I commend you for that.

There was some discussion about the front porch.

## **II. APPROVAL OF MINUTES**

Mrs. Latham and Mr. Carson made corrections to the minutes.

**Mr. Carson made a motion to approve the minutes from the May 24, 2012 meeting as amended. The minutes were approved by a unanimous vote.**

## **IV. OTHER BUSINESS**

Ms. Blair stated the public meeting was held at the church on Main, the old Main Street Methodist church. It was a great success. It was well attended. We got a lot of great publicity from it. We will talk about that further with Amanda and Allison after we close. You do have an appeal from Mr. Holbrook of the

decision from 1045 Main Street, which I am sure you all were aware that was coming. It has not been scheduled before Council as of yet. I will let you know when that is scheduled. The rezoning request for 1045 will come before Planning Commission on July 9<sup>th</sup> and that is at 3:00 p.m. On August 31<sup>st</sup> we have 4 individuals that are coming up for either reappointment or the end of their term; 2 will be open at that point. Mr. Meder and Mr. Carson, both of their chairs will be open at the end of August. If you have anyone that you know of that would like to fill these seats, please tell them to call Sue Demasi and put in an application.

Mr. Meder asked for clarification, are we in attendance on the August meeting?

Ms. Blair responded yes.

Mrs. Stilwell asked so we will have 2 vacancies?

Ms. Blair responded yes. In September we will hold a meeting for Chairman and Vice-Chairman then we will wait and see how Council can proceed depending on the applications that we have.

With no further business, the meeting adjourned at 3:50 p.m.

---

APPROVED