

COMMISSION OF ARCHITECTURAL REVIEW
August 23, 2012

Members Present

Fred Meder
Cynthia Castle
Sarah Latham
Robin Crews
Susan Stilwell

Members Absent

Richard Morris
Jeffrey Carson

Staff

Renee Blair
Christy Taylor
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 PLCAR20120000257, to place a 16" x 24" bronze plaque on the left gate post nearest Old Main Hall at 1111 Main Stret, Stratford House. The plaque will honor the last concert performance of composer Frederick Delius.

Open the Public Hearing.

There was no one present on behalf of the request.

Close the Public Hearing.

Mrs. Stilwell stated I commend Stratford House for adding the plaque to celebrate the life and times of Frederick Delius.

Mrs. Stilwell made a motion to approve the request as submitted. Mrs. Crews seconded the motion. The motion was approved by a 5-0 vote.

Item 2. Certificate of Appropriateness PLCAR20120000256, to install aluminum replacement windows at 1111 Main Street, Stratford House.

Open the Public Hearing.

Present on behalf of the request was Mr. Stuart Pearson, Johnny Johnson, and Dr. Campbell.

Mr. Pearson stated I am here representing Stratford House on this matter. I am just going to make a couple of statements because I probably do not have all of the information that you all want. I know there was some question at City Council about the last one. I did send in a package with the Certificate. If you do not have not have that, I have it. There are just a couple of pictures and kind of like a summary document. Has everybody seen that?

Ms. Blair stated it is in your packet.

Mr. Pearson stated we are obviously here, if you have read that, after the fact. We are not trying to hide anything from you guys or anybody else as to what has been done. There have

been aluminum windows replaced. Some of those aluminum windows replaced aluminum windows. Some of those aluminum windows replaced wood windows. You can tell in our little summary sheet why we felt the need to replace them, what we tried to do to match architecture color, grid pattern. None of the sills, none of the structure of the building was compromised or changed. The windows were custom made by a place in South Boston. You all know the property. It is a beautiful, old, what I call a historic building. You probably know Dr. Campbell from Averett. He is big on history. We are not trying to do anything to make it not look historical. I know you all have questions and I will open up. This is Johnnie Johnson. He is basically head over the maintenance there. He kind of oversaw the project, what has been done to date. Of course, you probably know Dr. Campbell sitting over there. I will tell you this. The minute they got the stop order, they contacted our office. There has been no work done on that property from the time that they received the notice that they may be in violation. You can ask me questions. I probably can't answer them. Johnnie is probably the man you want to talk to and Dr. Campbell may be able to answer some questions on a higher level.

Mrs. Latham asked under the total number of windows actually replaced, 47 arch top and 68 regular, are the 68 regular replacing already existing aluminum windows?

Mr. Johnson responded some of them were aluminum and they were in this section.

Mrs. Latham asked that was on the new section?

Mr. Johnson responded yes.

Mrs. Latham asked all 68 of those?

Mr. Johnson responded that was going around the front of it and back in the corner of it.

Mrs. Latham asked the 47 arch top that have already been put in, were those on the old building?

Mr. Johnson responded yes.

Mrs. Latham asked all of them?

Mr. Johnson responded yes. Some of it is not exactly worded right. The numbers don't look right. Out of all of them we have 27 windows left that we have in storage. Nine of them would be on the face of the building. The rest are on sides and the back.

Mrs. Stilwell asked the Old Main?

Mr. Johnson responded yes. The way they done this to match up perfectly, they actually made a template of a window. Danville Windows made the windows and then sent them off to another factory that actually bent the metal, so that everything would look identical. On one of the pictures, we have windows that have been done and windows that have not been done.

Mr. Meder asked I have a question on that picture. The upper windows, what is the deal with them? Is that a shade?

Mr. Johnson responded they have a screen also for bugs. They had raised the screen up and it looks square like that. I wished I had pulled them down to where you didn't see that.

Mr. Meder stated standard procedure is to cut a square window and put a piece of plywood in.

Mr. Johnson stated I don't know if they didn't cut it right or what, just with the half screen. You don't see it when it is down; but when it is up it is noticeable. I apologize for not knowing everything. I have been brought up to speed on all of the dos and don'ts. I apologize for that. The reason we done it was really safety. Our residents are in their mid-80's to 102 actually. We are just trying to make them as comfortable as possible. A lot of them like fresh air, but wasn't able to really do anything with these windows. Some of them are 102", 107", and 111". They are so large that basically they were put in and that is it. With these windows, we can actually clean them, make them more presentable for them, safer for them, the upkeep on them would save us every three or four years probably \$30,000 dollars per year. That is something that would be hard to keep up with really.

Mrs. Latham asked why did Stratford House not consider replacing the wood windows in the old building with new wood framed windows instead of aluminum?

Mr. Johnson responded weight wise you cut down on them in the weight, the upkeep of the wood also. The only way to have to paint these, you would have to bring a crane in with two guys working on it. You are probably looking at two weeks steady to get the front of it done. We were trying to save money in the long run by not having that.

Mr. Meder stated I would like to back track for a minute. I asked the question about those screens, but if you look at Exhibit B there are windows with what looks like that perfunctory wooden board on top.

Mr. Johnson stated those were never made with the arch top.

Mr. Meder stated so they were replaced in kind.

Mr. Johnson stated I think this was completed in 91 and all of them were square then. Also, the exterior and interior molding has not been damaged or touched.

Mr. Meder stated that is the clarification that I needed because you see the difference when you look at Exhibit A and Exhibit B. It is stark.

Mrs. Stilwell asked so the addition was built about 1991?

Mr. Johnson responded yes. Those windows didn't have an external rim. I wish I had one of them to show you, but it has these little clips that was holding in front of it. So many of them being broke, we have actually taken them out of hallways.

Mr. Meder stated they were cheap. The last time you came I spoke to the then person that was running the show and the master roof on Stratford Hall was deleted from the design on the addition. To me that is criminal and now you are telling me that they put these cheap windows in and they didn't make the arch; so they did it again. This is an iconic building in Danville. I mean this is one of the prettiest buildings there is.

Mr. Johnson stated I have no idea about that.

Mrs. Stilwell stated I have a question for staff. Under CAR history, you said no history found and Fred does remember early days of his placement on CAR that Stratford House was here.

Mr. Meder stated I can't remember why, but you all were here for something.

Ms. Blair stated I don't remember. I am still looking for the files from the 90's when it was constructed.

Mrs. Stilwell asked so the file is missing?

Ms. Blair responded I am sure they are somewhere. It hasn't been readily available.

Mrs. Stilwell stated I would like noted in the minutes that the history of CAR related to this building is missing.

Mr. Meder stated John Ranson was Chairperson then.

Close the Public Hearing.

Mrs. Stilwell made a motion to bifurcate the issue of the Old Main, the historic building from 1852 and separate it from the new construction in 1991 in terms of dealing with windows. Mrs. Latham seconded the motion. The motion was approved by a unanimous vote.

Open the Public Hearing (New Construction).

Mr. Meder stated the new building as we pointed out has some deficiencies in the original construction of it, not in the design of it. The design was a parrot of the old building. We are making it two issues. We are going to look at the new building first and then we will look at the old building second. You stated that these windows were replaced in kind and you actually upgraded the windows so that they would not be unsafe.

Mrs. Stilwell asked you replaced metal windows with metal windows in the new construction?

Mr. Johnson responded in the new construction. Metal with metal, some of them were wood. You didn't know what you had even with the grids. I would say that 75% of them were not functional. I have gone to a couple different window companies to actually find the ballast to actually help the windows work. We literally would pull the windows up and put a stick in there. We had one lady do that and she almost broke four fingers.

Mrs. Latham asked but you are referring to the new construction from 1991?
Mr. Johnson responded yes.

Mrs. Latham asked and the windows were already in such bad shape?

Mr. Johnson responded yes.

Mrs. Latham asked are you suggesting that even in 1991 there was a mix of metal and wood windows?

Mr. Johnson responded I don't know what was put in. All I know is what I have replaced and it was a mixture. There was more wood than metal, but there were metal ones in there also. I have only been there for six years, so I don't know where along the lines they were replaced.

Mr. Meder stated it was my understanding that there were budget problems with this building and that is why some of this stuff was deleted out.

Mrs. Latham stated I had been given to understand that on the addition that they were all metal windows. I will say right out, in the new addition I don't object to the use of the metal windows, because it is newer construction.

Mrs. Stilwell stated I would like to recommend that one of the subcontractors that you talk with in the future for such issues be Rehab Builders. They are out of Winston-Salem. They did the old Tuxedo building on Main Street. They are a family owned business of structural engineers, architects, contractors and they have heating and air in house. I am sure there are others, but they have an in house window restoration business. They restored the windows from that building, which were from 1885. All they do is historic property and it pays to hire somebody that knows what they are doing, so they could solve problems very cheaply. We know a historic window can cost \$200 or \$300 dollars. Replacing a historic antique window could cost \$1,000 to \$2,000 dollars per window. There are people that do this type of work now that are available near Danville or work in Danville on a pretty regular basis. I just wanted to make sure that you were aware that those services are available.

Mr. Johnson stated I have started learning a whole lot more. Like I said, I apologize for my ignorance in this. I am sorry it is after the fact.

Mrs. Latham asked who is overseeing? Who is the contractor?

Mr. Johnson responded Avis Sutherlin.

Close the Public Hearing.

Mrs. Crews made a motion to approve the request as submitted on the new construction. Mrs. Stilwell seconded the motion. The motion was approved by a 5-0 vote.

Ms. Blair asked may I make a clarification?

Mr. Meder responded yes.

Ms. Blair asked do you know how many windows that you have in the new section? Is that the 68 and 47? In the new building, how many have been replaced or are to be replaced?

Mr. Johnson responded total there is about 140 front and back.

Ms. Blair asked so 140 in the 1991 addition?

Mr. Johnson responded the facial part alone is about 60.

Ms. Blair stated I just want to make sure that you are aware that because it is in the Historic District a building permit is required and that needs to be obtained.

Mr. Johnson stated I am actually done with that section.

Ms. Blair stated they are still going to come in and inspect. You will need to get that.

Mr. Meder stated the reason why a building permit is required is because people are coming in with replacement doors, windows, and roofing materials in the Historic District and we needed a way to not have this happen in the dead of night. Our task is to maintain the integrity of the district. We really don't know what the building looked like in 1850 whatever. We are hoping that this is as close as they were, but we don't know because things have fallen off and rotted and been thrown away in a dumpster like maybe some of these windows were. We don't really know but we are trying to keep them locked in time. It is a very beautiful section of town. People come to Danville all of the time and say "wow, what a fantastic City this is!"

Mrs. Stilwell stated and it is the law. It has been the law in the City of Danville since 1971.

Open the Public Hearing (Old Main Hall).

Mrs. Latham asked just out of curiosity, what has happened to the old windows that have been removed?

Mr. Johnson responded just about every bit of it is at the window company in South Boston.

Mrs. Stilwell asked the old windows are still there?

Mr. Johnson responded yes. Some of them were damaged a little more from rot, just removing them, things like that; but the windows themselves are there. Whether they are in good shape or not, they are all there.

Mrs. Latham asked what are the plans that either Stratford House or the window company have for the old windows?

Mr. Johnson responded we were going to take the glass and all to actually see if some use could be done not just trash it. That part would be savable. Along the sashes and things like

that, they were getting in rough shape being scrapped on, dug out with wood and just throwing putty on them. Several windows were about to fall out.

Mr. Meder stated we understand. We all have old homes.

Mrs. Latham stated my mother lived in a Presidential Suite not all that long ago, Myra Hereford I mentioned this to her this afternoon and she said “well, at least the windows would be able to be opened and there wouldn’t be any more drafts.” I understand the concerns, especially with the elderly residents there. They want to be able to open a window and they don’t want there to be draft. Trust me when I say I do understand those concerns.

Mr. Johnson stated with arthritis, a lot of them don’t like air conditioning. They love the fresh air.

Mrs. Latham stated this piece of paper that Fred was showing comes from the book *Victorian Danville*, Mr. Grant is the co-author of this book. It talks about what are considered the 52 landmark buildings. In other words, both architecturally and historically the most significant structures in the City of Danville. Main Hall is one of them. The architecture was fabulous. The architect was well known and highly esteemed. I hate to say it, but aluminum windows do not look, I don’t care how carefully crafted customized, I can instantly tell the difference between the aluminum window and the wood framed window. This picture is very obvious. When I drive by it is very obvious. The problem we have is that when the material changes so does the integrity of what is one of our most notable structures in Danville. You all are the stewards of this magnificent building.

Mrs. Stilwell asked how many windows are in the old historic building? How many total windows?

Mr. Johnson responded 47.

Mrs. Latham stated 47 have already been replaced.

Mr. Johnson stated no, there is 47 total of the arch tops.

Mrs. Stilwell asked there are 47 windows and you have replaced all of them?

Mr. Johnson responded no, there are 18 that have not been replaced. There is nine of them on the front, so you’ve got 27 windows that have not been replaced.

Mrs. Stilwell stated that math doesn’t work.

Mrs. Latham stated I am looking at the package here and it says that the “total number of windows actually replaced were 47 arch top and 68 regular.”

Mr. Johnson stated they were in different places. There are 47 total.

Mrs. Stilwell asked how many of those 47 have been replaced?

Mr. Johnson responded 20 of them have been replaced. Nine of them on the front have not been replaced and 18 on the sides, back have not been replaced.

Mrs. Stilwell stated I need this math done. There are 47 total historic windows. How many have been replaced and how many still have the original windows?

Mr. Johnson responded 20 have been replaced.

Mrs. Stilwell asked so there are 27 historic windows that are original?

Mr. Johnson responded right.

Mr. Meder asked and you have the sashes in South Boston?

Mr. Johnson responded yes.

Mr. Meder stated one of the things that distresses me is on one of your exhibits, and I understand this because I have a home that is 130+ years old, was Exhibit C where the window is kind of mushed up.

Mr. Johnson stated that is the one that had the Plexiglas and stuff on it. They were basically trying to keep the heat in and the cold.

Mr. Meder asked so that is Plexiglas?

Mr. Johnson responded yes.

Mrs. Stilwell asked is it Plexiglas on the inside of the window or on the outside?

Mr. Johnson responded that one is on the inside.

Mr. Meder stated someone was really being a good steward at one point, plus Plexiglas gets yellow after about eight years.

Mr. Johnson stated that was their solution to keeping the heat in.

Mrs. Castle asked if there are 20 windows left to replace and nine are on the front, where are the other ones?

Mr. Johnson responded the sides and the back of the building.

Mrs. Latham stated we don't have a picture of the back of the building and I can't remember from the time my mom lived there. You have three sides with the arch windows, the front with the arch windows, how much of the back of the building is still visible?

Mr. Johnson responded you really can't see any of it. About 1/3 of it is a walkway from that building to the new one.

Mr. Meder stated it is an entrance way, so really in that garden area is where you can see some of those windows.

Mr. Johnson stated yes, you can see a couple on the sides as you turn the corner.

Mrs. Stilwell stated but if they are visible from any public right-of-way they are under our purview. It doesn't have to be a right-of-way that is in the Historic District.

Mr. Pearson asked Mr. Johnson how many were visible.

Mr. Johnson stated all of them but about 12 are not visible.

Mrs. Stilwell asked not visible from where?

Mr. Johnson responded from anywhere on the sidewalk. It literally goes down the sides and tucks back again. There are 12 that you wouldn't see anywhere from the road.

Mrs. Stilwell asked even from Gray Street or South Main?

Mr. Johnson responded you would have to be on the property, walk around, and look at it right there.

Mrs. Crews left at 3:50 PM.

Mrs. Latham stated I appreciate the effort that has gone into customizing these windows to fit the existing openings and to make them appear similar, but they aren't. They don't match and for such a historically significant building aluminum is simply not appropriate. There are ways of taking wood windows and making them tight and making them more energy efficient. For example, people like Rehab Builders who specialize in these things. They did the windows in the old Ferrell building and they are operational. There are ways to prevent the heat and cold from escaping, but the aluminum is just not appropriate. If you watch the Council meeting you will understand that our decision to deny vinyl windows in a non-contributing structure was upheld by City Council. This is a hugely contributing structure to this Historic District. This is one of the absolute jewels. We have visitors from all over the world who take walking tours and this is one of the buildings that they greatly admire. There is an extraordinary history in this building. It is recognized also by the Delius plaque that is going up. We have other Heritage Walking Tours that are being planned that would include this.

Close the Public Hearing.

Mrs. Stilwell stated I would move that the 20 windows, which have been replaced with aluminum, be removed and that the original windows that were removed from the building be restored and re-installed, and that none of the windows in the historic contributing building be allowed to be replaced ever again.

Mr. Whitfield stated I think about all that you can do is deny their certificate.

Mrs. Stilwell stated I am voting to deny your certificate.

Mr. Whitfield asked so you are moving to deny the Certificate of Appropriateness with regard to the old main building?

Mrs. Stilwell responded old main building.

Mrs. Latham stated and I am thrilled to hear that the original windows still exist, because that means that they can be restored and repaired. I would, whether this is part of the amendment or not, that the windows that have already been installed, the aluminum ones, may remain until the restoration is complete of the original windows; so the original windows can go back in. That will take a little time, stripping off the old paint and making repairs.

Mr. Whitfield stated I am going to help them clean it up.

Mrs. Latham stated obviously we can't inconvenience the people that live here by having plywood put up.

Mr. Whitfield stated I understand that the motion is to deny the Certificate of Appropriateness for the windows viewable from a public right-of-way in the old main building; however the aluminum windows will be allowed while either new wooden windows or the old wooden windows are restored while that is being done. I believe that is the motion.

Mrs. Latham stated yes, but I think there needs to be some reasonable time limit also placed on the restoration.

Mr. Meder stated there is a time limit. A few years ago we voted on this as to how long a Certificate of Appropriateness would be appropriate. It is two years.

Mr. Whitfield stated it is two years.

Mrs. Latham stated so that would mean that there would be a two year time limit to complete restoration and reinstallation of either new wood windows that match or repaired, restored old original windows.

Mr. Whitfield stated I think we need a second on that motion, so I am going to say that.

Mrs. Stilwell stated she made the motion and I will second it. I am still a little confused on the number of windows.

Mr. Whitfield stated to restate the motion, the motion is to deny the Certificate of Appropriateness with regard to the windows viewable from a public right-of-way in the old main building; however understanding the unique circumstances of the residents of this building, during the time the Certificate of Appropriateness is valid that they can keep those windows in while either new windows are being made or windows are being purchased.

Mrs. Latham stated restored.

Mr. Whitfield stated restored, yes that is what I meant.

Ms. Blair stated a Certificate of Appropriateness is only good for one year. A building permit also needs to be obtained for this work and that is valid for six months, just to clarify those timelines.

Mr. Whitfield stated but for you it was during the time of the Certificate of Appropriateness.

Mrs. Latham stated right, so it would be a one year deadline.

Mr. Whitfield stated that was the motion made by Mrs. Latham seconded by Mrs. Stilwell.

Mrs. Latham asked is this understandable? We are making sure that we understand the motion. Do you understand the motion as stated?

Mr. Pearson responded yes.

Mrs. Stilwell stated you will get a letter.

Mrs. Latham stated and under this you would have one year to repair and reinstall the old wood windows. If some of those windows could not be repaired, you then could make a wood framed window identical to the old window and install those instead and remove the aluminum framed windows.

Mr. Meder stated I think we have beat that well enough. Please call the roll.

Mrs. Latham made a motion to deny the request for a Certificate of Appropriateness with regard to the windows viewable from a public right-of-way in the old main building; however understanding the unique circumstances of the residents of this building, during the time the Certificate of Appropriateness is valid (one year) that they can keep those windows in while either new wood framed windows are being made or the old windows are being restored and reinstalled. Mrs. Stilwell seconded the motion.

Mrs. Castle asked what do I do if I have a question that wasn't answered?

Mr. Whitfield responded I guess you ask it now.

Mrs. Castle stated we do not know on the back side of this building the number of windows that can be replaced, have been replaced that are not visible from a public right-of-way. Could any of those windows back that aren't visible from public right-of-way be replaced with these windows that are on the front?

Mr. Whitfield responded that is correct, because they are not in your purview.

Mr. Meder stated if they are not seen, they can remain.

Mr. Whitfield stated if they cannot be seen from a public right-of-way, then you have no jurisdiction over it whatsoever.

Mrs. Castle stated what I am asking or rather making the suggestion, some of these windows in the front that have already been replaced with aluminum windows, could they not be used?

Mr. Whitfield responded that is up to them.

Mr. Johnson stated they are all different sizes.

Mrs. Castle asked so that might not be a viable option?

Mr. Johnson responded it is a possibility. Right now I can't tell you off hand which ones will fit in there.

Mr. Meder stated believe me I know. In my house, I have 35 windows and there are 26 different sizes.

Mr. Whitfield stated but with regard to those windows that aren't seen from a public right-of-way, they can replace them with whatever they want.

Mrs. Castle asked so they could use these in front and replace those?

Mr. Whitfield responded if they are size appropriate, yes.

Mr. Meder stated thank you for that clarification. That gets you off the hook on those.

Mrs. Latham asked have you already replaced the 12 windows that are not visible?

Mr. Johnson responded the majority of them, yes.

Mr. Meder stated let us call the roll again. Everybody is clear on the motion now.

Mr. Whitfield stated that is why the motion stated those that are seen from a public right-of-way.

The motion was approved by a 4-0 vote.

Mr. Meder stated I do want to point out that there are several local people that can fix these windows for you and if you need any help, let me know. I just purchased an infrared heat gun that you can put on the sash and it does not heat up the lead paint to release the lead into the air. I have got my mom doing it who is like 80. You just take the scrapper and the paint comes right off. You sand it and you start over. It also loosens up the putty. They have a special scraper with a wheel that you put on the glass, so it doesn't break. The old heat gun wave would shatter the glass. It is an \$800 dollar item and it has an arm so you don't have to hold it; but I am telling you what, it is the trick. You paint linseed oil on the paint beforehand.

Mrs. Stilwell stated on the frame, you linseed oil them before you prime and paint them.

Mr. Meder spoke about windows he restored in an apartment building.

Mr. Meder stated we have found that if you glaze the windows and make them operate correctly, they are surprisingly efficient. You can get to the same ends with a little bit of elbow grease versus throwing the ones away. One more thing, I don't know how the sashes move up and down, but there is an historic company, the Pullman Company that makes a little tape. What you do is weigh the window, stand on the scale, call up the lady and you tell her what the window weighs. She will make the little tape measure that you put in where the wheel was for the pulls and you hook them on. To clean a window, you unhook them with a plier and you have to nurse it back into the hole. You take the window out, clean it, and put it back. They are terrific. I am replacing all of my windows that way. You take the weights out and you insulate that void where the window was. Now you have more of an efficient window. There are options to make this work really well and you can make everyone happy.

Mrs. Stilwell stated we restore properties, so we have learned just about everything that you can learn about how to do these jobs efficiently and actually for usually less money.

Mr. Meder stated that is why we are here. If you would have come to us with correct procedure, we would have explained that. I could have even come and helped you. You have staff people and Danville is an economically depressed area, so there are a lot of people that would love to scrap a window and clean it. We could do that. We could really make this happen with some people that need to learn some skills. I am more than happy, even today, to come and help you further this process to get it right.

II. APPROVAL OF MINUTES

Mrs. Stilwell made one correction on page 6 in the minutes for the spelling of Mr. Campbell.

Mrs. Stilwell made a motion to approve the minutes from the July 26, 2012 meeting with the correction. Mrs. Latham seconded the motion. The minutes were approved by a unanimous vote.

IV. OTHER BUSINESS

Mrs. Stilwell stated I don't know if you have noticed, but the right side of 944 Main has installed a French door that is visible from Main Street.

Mrs. Latham stated I asked Gary Grant. I noticed this a couple of days ago when I was walking up to the museum. It struck me and I have never noticed it before, but as you are looking at Mr. Norton's house from the street there is just a little wing on the right hand side kind of toward the back it has a beautiful arch shaped window transom over it, which matches the windows he had elsewhere. I can't recall if that was always a door or if there was just a window there; but suddenly there is this multi-paned French door. It took me back and I am pretty sure this is neither original nor something that was done quite a while ago. Mr. Norton would appear to continue to do whatever he wants on 944 without regard to the law.

Mrs. Stilwell stated we have photographs in front of that house.

Ms. Blair stated I am not aware of this. I will certainly look into it.

Mrs. Latham stated yes. It looks like Gary had to either go or figured we had already taken care of it.

Mr. Whitfield stated Dr. Campbell let him know that it had been taken care of.

Mrs. Latham stated I have asked Gary to go by and look because he has an eagle eye on all of this kind of stuff.

Mrs. Stilwell stated well, he lives right behind it too.

Mr. Whitfield asked is that door close to the front?

Mrs. Latham responded it is clearly visible.

Mr. Whitfield stated no, I am just trying to see if there is an angle of the photograph of where that was.

Mrs. Stilwell stated it is pretty close. It is not way back.

Mr. Whitfield stated I am just hoping there is a photograph with an angle.

There was discussion about the photographs of this property.

Mrs. Latham stated it is really jarring. I feel like this is more recent. It is possible that this may be a second exit. It looks to me as if it has just been redone.

Mrs. Stilwell stated it looks to me like there is an exit that faces north down towards downtown and this one faces out to Main. It was possibly a window.

Mrs. Latham stated I think it was probably a window from the look, but I can't guarantee.

Mrs. Stilwell stated it is a recent change. It is not something that has been there for several years.

Mrs. Latham stated well, since we are speaking about Mr. Norton we can also ask if there is any progress on the roof line issue; because we know that happened around 2004. There are plenty of pictures that would show that. That was hard on the heels of him having taken down the front doors all the way to the Supreme Court and I think at the time the City was perhaps, you know. The sensibilities have been changing a lot, but that house is a monstrosity now.

Ms. Blair stated I spoke to Mr. Reynolds about this again. I have been given the go ahead, lack of better terms, to make contact and strike up a conversation with him. I did talk to him earlier this week and we started a conversation on Chestnut Street. He has submitted plans for Chestnut Street. He claims that work will begin at the end of October. I am working with

him and I hope to continue that. We talked briefly about the wedding cake house. He did tell me that he has a contractor he wants to employ for the interior work. Suddenly something came up and he had to go. I didn't make the progress all of the way to Main Street, but I do have more things I need to talk to him about on Chestnut and the wedding cake house. I am looking at baby steps. Please don't be offended if it is not a jump right in. I don't want him to just block any conversation.

There was some further discussion about Mr. Norton's properties.

Mr. Whitfield stated you all have two new members at your next meeting. I will call that meeting to order and the first order of business will be to elect a Chair and a Vice Chair because as you know Mr. Meder is the Chair and Mr. Carson is the Vice Chair.

There was some discussion about the election of officers.

Mrs. Latham stated not to say anything against Rick and that his knowledge is invaluable, but he has not shown up for multiple meetings.

Mr. Whitfield stated we can check his attendance. According to the City Code, if you don't attend 75% of the meetings of whatever board you sit on, you are presumed to have resigned.

There was discussion about the members of the CAR.

Mrs. Latham stated the only other thing I wanted to mention and this could perhaps be off the record or we could have some discussion after the meeting, what we had discussed last month about the guidelines.

Mr. Meder stated the Holbrook thing go ahead.

Mrs. Latham asked do you want that on the record?

Mr. Meder responded that is fine. This man is going to come and sue us.

Ms. Blair stated let's discuss this off the record please.

Mr. Meder discussed the progress of his project at 154 Chestnut Street and the apartment he has recently finished.

Ms. Blair stated the only other thing I have is echoed. This is Mr. Carson and Mr. Meder's last meeting. I want to thank you for your time, your service, and your dedication.

Mrs. Castle discussed Mr. Carson's involvement with the Country of Dubai.

With no further business, the meeting adjourned at 4:30 p.m.

APPROVED