

COMMISSION OF ARCHITECTURAL REVIEW
October 25, 2012

Members Present

Michael Nicholas
Robert Weir
Richard Morris
Robin Crews
Susan Stilwell

Members Absent

Sarah Latham
Cynthia Castle

Staff

Renee Blair
Christy Taylor
Earl B. Reynolds, Jr.
Clarke Whitfield

Chairman, Susan Stilwell called the meeting to order at 3:30 p.m.

I. ITEMS FOR PUBLIC HEARING

Item 1. Certificate of Appropriateness PLCAR20120000294, to install gutters on the front of the home at 157 Holbrook Avenue.

Open the Public Hearing.

Present on behalf of the request was Mr. Michael Nicholas. Mr. Nicholas stated I own along with my wife 157 Holbrook Avenue. As you see in your packet we had a building inspection done prior to purchasing it and gutters are either overflowing or missing. There is evidence that there were gutters on the front of the house. You can see that from the broken down spouts on the side porch looking towards the house. They are not there anymore. I had Danville Gutter Works come out and take a look. He told me that he could match the color of the ones that exist currently on the back and if I replace all of them with commercial k gutters, which are 3" wider and also on the property directly left of mine as you are looking at it. They will do a lot better job of collecting water and that kind of thing. Our inspector said that there is no foundation damage at this point, but highly recommends that we have gutters on the property to avoid that in the future. You have the request before you to install gutters around the whole house replacing the ones that are there with a little bit bigger and wider ones than exist and matching color for the ones in the front. I am happy to answer any questions that anybody may have.

Mrs. Stilwell asked are you replacing all of the gutters?

Mr. Nicholas responded we are going to replace all of the gutters, yes.

Mr. Morris arrived at 3:35 p.m.

Close the Public Hearing.

Mrs. Crews made a motion to approve the request as recommended by staff. Mr. Weir seconded the motion. The motion was approved by a 4-0-1 vote (Mr. Nicholas abstained).

Item 2. Request for support of application for CLG status designation from VDHR.

Open the Public Hearing.

Ms. Blair stated we have the opportunity to submit an application for CLG status. We talked about this some last month. We are at the point now where I have gathered the majority of the information. I still have a couple pieces from you guys that I need, but that will finish out all of the application requirements. My goal is to have that submitted by the end of the month. I am asking now for the CAR to either vote in support of that application or in opposition.

Mr. Nicholas asked is there any reason not to do it?

Commissioners responded no.

Close the Public Hearing.

Mrs. Crews made a motion to accept the application with full support of the Commission. Mr. Nicholas seconded the motion. The motion was approved by a 5-0 vote.

Item 3. Request for support of the OWE Master Plan.

Open the Public Hearing.

Present on behalf of the request was Ms. Allison Platt and Ms. Amanda Adams.

Ms. Platt stated obviously I hope you have had a chance to look over it. If you have any relevant comments, obviously the approval of your organization is very important to this report so if you have any changes, objections, or anything you would like to know about. We will sort of go through with the approval process at the City level, and then it will be real.

Mr. Whitfield asked are you looking for a resolution of support to take to the Planning Commission?

Ms. Platt responded yes. We are looking for that, but I was hoping that there might be some comments, thoughts, or things that we missed.

Ms. Stilwell stated I am completely impressed with the work and the suggestions that you have made. I hope I live long enough to see Five Forks live again.

Ms. Platt stated not to mention the Old Westend rental district as well. Does that mean we did everything right and nobody has any objections?

Ms. Platt gave a presentation to the Commission outlining the OWE Master Plan starting on page 24, the implementation section (displaying a timeline diagram). Points of discussion were as follows:

- Strategies developed to keep in mind when making decisions between historic preservation and economic stability.
- Suggested rental district entity
- 2nd quarter of 2013-Budget year for City (organizational building)
- Creation of a Neighborhood Association (501(c)3)
- Adoption and Financial elements of implementation
- Organization responsibilities
- Five Forks-Green Street Park

Mrs. Stilwell stated I think you are absolutely right. I have talked to several people who were down at the opening over by W.W. Moore where they are cleaning up the creeks. People have commented, people that have lived there for years all of a sudden were excited about their neighborhood and about the fact that there was a creek behind. They started cleaning up their yards. They were making the improvements they could make because they bought into the whole concept that they were not some slums, they are important. The Galileo students are involved in it. I truly believe we need the park and those properties facing it.

Ms. Adams stated part of adding the park is that it should be seen as a boundary adjustment. When the park is added you also take the opportunity to make sure that the boundary picks up both sides of the street. The Old Westend boundary was drawn years and years ago when that wasn't quite the mentality. As part of urban design you need to make sure that you grab both sides of the street and loop around the park. It is not just about the house but it is the space between the houses. The public space between the houses, whether that is just the streets, sidewalks, or the park.

Ms. Platt stated another thing that I almost didn't see because I started to think of Five Forks as the OWE rental district, but it is not part of the historic district. That commercial area needs to become part of the district and the OWE, so whoever might be interested in redeveloping it can get the tax credits. I think that could make a difference between whether that gets redeveloped or not.

There was further discussion on:

- Creating a Neighborhood Association-Website
- Appendix-Financial Data
- Client Education Cost vs. Assessed Values
- Owner Occupied Rental Units-Financial Strategies
- Tax Abatement Improvements
- Federal and State tax credits
- Bundling tax credits-combining properties to simplify the application process
- Neighborhood Association-acquires property, renovates property, and taking tax credits, marketing as renovated real estate, control while accessing talent outside of the purview
- New construction in historic districts (has to be 50 years or older)
- HPC control-design of new construction
- Possibility of adding a new law to allow new construction to qualify for tax credits
- Reconsidering Vacancy Registration
- Revising OWE Guidelines

- Opt Out Option to District
- Adding properties to National Register but not under CAR purview possibilities
- Overlay District being market driven
- 2 Step Process of adding properties to OWE
- Adding information to page 13-Inspections of properties
- Promoting Preservation Planning
- Technical Assistance Team to provide information-a user friendly task force approach
- Educating the Dan River Region Association of Realtors
- Community Outreach and Marketing
- Financial Issues-setting up loan processes
- Community Development Corporation-low interest loan pool for project area, loan loss reserve fund by City
- FHA 203K loans (Richard Day, Wells Fargo)
- Identifying Resources
- Commercial Properties-Economic Development, Business Loans
- Corporate Rentals
- Grants-written and obtained (financial distressed)
- T21 Money (transportation enhancement), streetscapes, sidewalks, etc.
- Qualities necessary for Neighborhood Association staff person
- Streetscape Improvements-extending historic context
- Downzoning multi-family buildings
- Natural open space

Close the Public Hearing.

Mr. Weir made a motion to approve that the OWE Master Plan be submitted to the Planning Commission with support from the Commission of Architectural Review. Mr. Morris seconded the motion. The motion was approved by a 4-0-1 vote (Mrs. Crews abstained).

II. APPROVAL OF MINUTES

Mr. Nicholas made a motion to approve the minutes from the September 25, 2012 meeting as amended. Mr. Weir seconded the motion. The motion was approved by a unanimous vote.

IV. OTHER BUSINESS

Mrs. Stilwell stated I received a call from this foundation in New York that apparently has received Hylton Hall as a donation. I don't know a whole lot about them except it is the DVAR Institute. It was a pleasant conversation.

Mr. Morris asked where is Hylton Hall?

Mrs. Stilwell responded Schoolfield. It is not under our purview, but I just thought all of you should know. We would like to meet with the City. I don't think any of us know how much damage. They are aware of the fire but I don't think they are aware of the extent of the fire.

Ms. Adams asked can you spell the name again?

Mrs. Stilwell responded DVAR Institute. It is a Hebrew organization and obviously they are financially well off. From what I understand they are the largest organization in the world that properties are donated to. I will be asking the City for some information to provide them, so they understand. I would love for you to contact them to see if you can get them going, Amanda.

Ms. Adams stated if that wouldn't be a conflict of interest, I would love to.

Mrs. Stilwell stated I don't think so.

With no further business, the meeting adjourned at 4:35 p.m.

APPROVED