

COMMISSION OF ARCHITECTURAL REVIEW

OCTOBER 22, 2020

Members Present

Susan Stilwell
Robert Stowe
Robert Weir
Robin Crews
Jackson Weller

Members Absent

Michael Nicholas
Jeffrey Bond

Staff

Doug Plachcinski
Lisa Jones
Clarke Whitfield

Ms. Crews called the meeting to order at 3:30 p.m.

ITEMS FOR PUBLIC HEARING

Request Certificate of Appropriateness, PLCAR20200000233, to rehabilitate 622 Holbrook Avenue. The proposed scope of work includes removing existing vinyl siding and trim and replacing with fiber cement lap siding, repairing the roof as necessary, repairing windows as possible or replace with 6 over 6 lite, caulk and paint trim, repair masonry, remove rear 2-story addition and replace with 1-story addition, remove side addition, and remove all exterior wires and vegetation.

Ms. Crews opened the Public Hearing.

Present to speak on behalf of this request was Celena and David Adams, we purchased 622 Holbrook Avenue. Ms. Adams stated as you see it is laid out in the architect plans that have been attached. Everything listed on these plans for exterior rehabilitation is what we are planning on doing. We are just here seeking approval for material, colors and cosmetic things.

Ms. Crews stated does everyone have that on their iPad?

Ms. Adams stated I apologize that the plans are very hard to read.

Ms. Crews closed the Public Hearing.

Ms. Stilwell stated I am thrilled that the vinyl siding is coming off this building. I don't know how it was put on there to begin with. In fact, I didn't know for sure that the building was in The Old West End but apparently, it is.

Ms. Crews for the staff recommendations can you tell me what page it is on.

Mr. Stowe stated it is on page two.

Ms. Crews stated they neither support nor oppose and it says to refer to the guidelines.

Mr. Plachcinski stated correct. Given that we felt some of the details were incomplete, for example window specifics, coloring was not available, and deferring to the Commission of how the new addition would look compared to the historic building. I was hoping for a discussion between the Committee and the applicant about those details so they would be included in the Certificate of Appropriateness.

Ms. Crews stated can you answer any of those concerns that were brought up by staff?

Ms. Adams stated absolutely. I apologize that I didn't bring paint samples, but I do have photos of the colors on my phone. I can email them to whoever and pass my phone around. I will let David talk about the addition that needs to be done, that is his area of expertise but not the windows. We are aware that some of the windows need to be repaired or replaced and that is our intention and our wish to replace them as historically accurate as possible. We know the building was built in roughly around 1880's as I have explained in all of our discussions this is not a renovation it is a restoration. That is what our intentions are and we do know that we have some areas around Danville that we can get brick from the same time period to replace certain brick areas, but our plans call to replace with masonry. The windows are going to be six over six and we know they need to be historically accurate. Like, I said, once again we know places around the town where we can find those materials as well. This is, not for a lack of a better term, this is something that we are not taking lightly and this is not a Home Depot project. This is something that we plan to make as historically accurate as possible. We do understand the historic significance of the family that lived there and it is sort of like a passion project.

Ms. Stilwell stated I don't have any problems with anything but I definitely oppose vinyl windows.

Ms. Adams stated we do too and we are in agreement with that.

Mr. Adams stated so in the basement of the home we have a surplus of windows. We will be using that for any busted panels so we can have age appropriate windows and that will resolve that. Bondo will be used heavily where needed and where it cannot be used, we will replace with 2 by 4 treated wood and will be repainted to reflect the same image.

Ms. Stilwell stated I don't have any problems with storm windows. If you are looking for energy efficiency, they do a great job and they do protect the historic windows.

Mr. Adams stated we probably will not use storm windows on the exterior. We don't like the look for ourselves personally. We do appreciate the approval on it.

Ms. Stilwell stated sometimes on the North face you could use them and not put them anywhere else to help with winterization. The North West wind does blow around here.

Ms. Adams stated what I was going to say is that we are from Savannah so give us the first snow and we might take you up on that offer. We are not cold natured people as of yet.

Ms. Stilwell stated the wind does not blow so much when it snows, just mainly when it is raining.

Ms. Adams stated we do appreciate the recommendation.

Mr. Adams stated as far as the addition what is your concern with that?

Mr. Plachcinski stated I am new here so I'm not accustomed with what The Commission looks at. I wanted to make sure they could ask you any questions.

Mr. Adams stated I believe in the packet they have us using either wood siding, Masonite, or fiber cement lap siding. It is just like a quarter inch thick, and it is made to recreate wood siding panels, but it is actually concrete.

Ms. Adams stated it is a fiber cement siding, the well-known brand is James Hardy planks. We were looking into that and we prefer that over wood just for long-term purposes. We would get it to be primed not painted so I can pass around the paint colors on my phone to you will know what we would like.

Ms. Stilwell stated do you have the colors on your phone that you can pass around?

Ms. Adams stated yes ma'am.

Ms. Stilwell stated that might help and we could just cover the ballpark.

Mr. Weir stated I want to make sure that none of your windows, that there are no vinyl windows.

Mr. Adams stated no sir. It will all be done of wood and I am a carpenter. I don't like vinyl windows either. In a new building, it would be more preferable for speed and money and in fact, it does protect it during the installation factor. As far as this, it is a restoration not a renovation. We will stick to original materials and even the metal roof, it will stay metal because it is in good enough condition.

Mr. Stowe stated so the addition, you are going to tear off the two story and replace with one story. Will it be the same dimensions?

Mr. Adams stated yes, it will only drop down to a one story because right now currently when you look at it, I have photos, but the home is where they did that addition back in

the forties it's pulling away from the house and it is damaging that back side. That is why it is in urgent need of coming down. We will tear that off, it is going to stay the exact same footprint, and we are not changing that anywhere. We have an easement across the back of the fellow property to pass through. We are going to keep it right where it is at and redo it new, so it is not falling off the house and it is attached to the house.

Ms. Stilwell stated you don't want to pull the house down.

Mr. Adams stated no ma'am it is too beautiful for that.

Ms. Stilwell made a motion to issue a Certificate of Appropriateness for PLCAR20200000233 as submitted with no vinyl windows and to paint the exterior with taupe color that they shared. Mr. Weir seconded the motion. The motion was approved by a 5-0- vote.

Mr. Plachcinski stated I was going to suggest if you could update your application materials to include that exhibit, and that you are changing the note about the roof, that you are keeping the metal roof and amend that and add a note of no vinyl replacement windows.

OTHER BUSINESS

Mr. Weller made a motion to hear Request PLCAR20200000243. Ms. Stilwell seconded the motion. The motion was approved by a unanimous vote.

Request Certificate of Appropriateness, PLCAR20200000243 filed by, Jim and Kathy Cropp, to do alteration at 1050 Main Street. The proposed scope of work includes enlarging front patio area of the building, fencing around the building, added wall on Broad Street for security, a sign for the front yard and painting of the building trim. Materials to be used wood and metal.

Ms. Crews opened the Public Hearing.

Present to speak on behalf of this request was Jim and Kathy Cropp. Ms. Cropp stated we own two restaurants in town Me's Burgers & Brews, and King Cropp. King Cropp is in a building that we have been asked to leave as soon as possible. It is located at the old Leeland Hotel. We have a contract to purchase 1050 Main Street from Dr. Daniel Addis and his wife Naomi who used to run Yanni Fusion Café. We are under special use permit review that is coming up on November 9. Thankfully Doug got here in time to start that for us. We want to put two restaurants there. We will have one up stairs and we will have King Cropp itself downstairs. Ms. Kropp explained each item and photos of her request. (See attached).

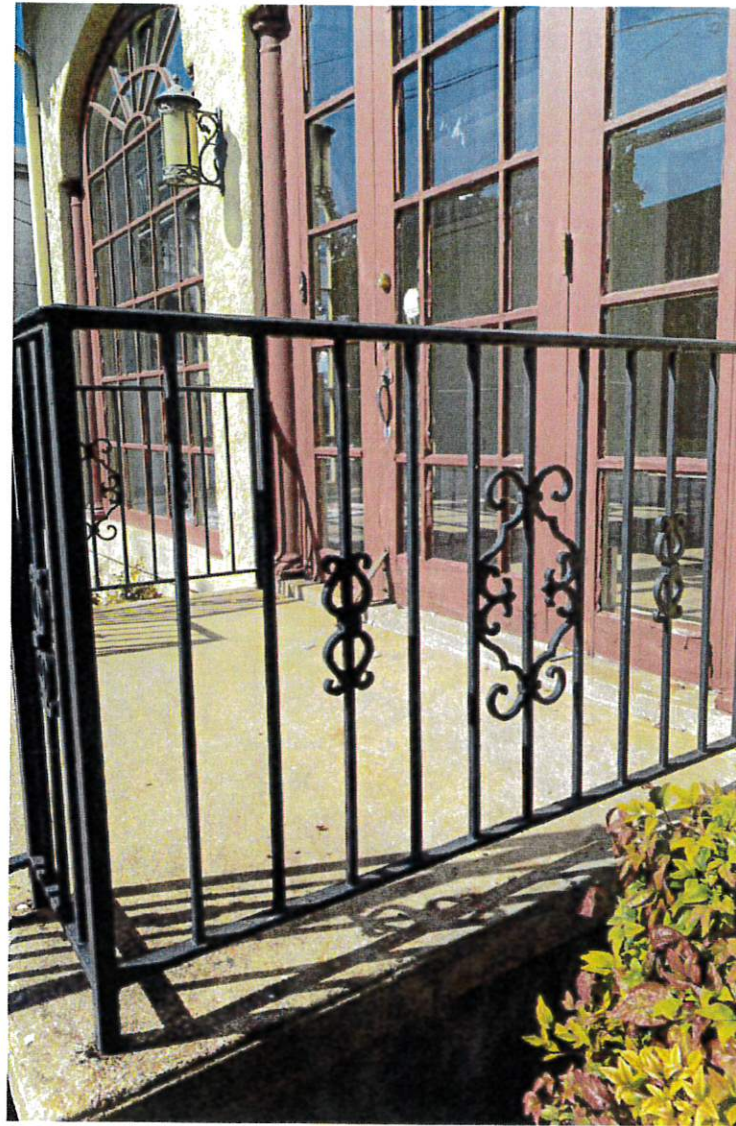
Application Details for the Commission of Architectural Review

- A. Request being submitted by JKCropp, LLC for our local restaurant business, Union Street Five, LLC/dba - King Cropp. The location is 1050 Main Street, on the corner of Broad and Main. As seen on Section 6, page 2 of your Old West End Design Guidelines.
 - B. We have been given a timeline of 10-12 weeks since we are only designing a commercial kitchen inside and the rest is updating and cosmetic changes.
 - C. Will be connected with each area that we are asking approval for.
 - D. Survey attached so you can see the boundaries, parking lot that would be shared with the Neurology/Nephrology Clinic.
3. Parking surrounds the building with street parking on Broad and off street parking in the lot that would be shared with the clinic. Access is off of Broad.

The requests are as follows:

1. We would like to install a wrought iron fence around the front of the property and along the Broad Street side. It would include 3 gates, removal of an unstable wall on the Broad Street side and continuing on to the back for added security to the Broad Street side of the building. The fence would look exactly like the wrought iron that is already installed on the front steps of the building. The height of the fence would comply with the design guidelines. Please see pictures attached to the request for this area - 1A, 1B, 1C, 1D
2. We need a small section of wrought iron rail to be placed on the decorative wooden wall on the side porch that faces Broad. It would bring this porch up to code for safety in that area. Please see picture attached to this area - 2A
3. We would like to enlarge the area, that has formerly been used as a patio, so we can increase this area due to the large need for outdoor seating with the current pandemic and times following it. We would remove the grass and install similar materials. This will also keep down our maintenance of the small strips of grass that are currently there. Along this same line we would like to install low level LED lighting for that area so our customers could have better visibility. Please see pictures attached - 3A, 3B, 3C
4. We will need approval to reopen a side door on the existing sunroom so we can install a handicap access ramp from the parking lot to that door. We are proposing a wooden ramp with a designated handicap parking space and also a ramp in the parking lot that bring them to the ramp that takes them to the entrance. See attached pictures - 4A & 4B

5. We want to install a walk in cooler off of a porch that exists on the parking lot side. It would blend into the current porch, which will be the entrance for our kitchen employees. If necessary we can paint it to match the color on the exterior of the building itself. See attached pictures - 5A & 5B
6. We would like to move some very large shrubs that exist on the right front so we can add a lighted, double-sided sign that can be seen from both directions on Main Street. Pictures of shrubs - 6A & 6B Also attached is a rough sketch of the sign that we want to have designed for that spot. It will be a painted, wooden or metal sign.
7. We plan on cleaning up the cedar tree area so we can gain access to steps that come off of the parking lot and allow access to the patio area.
8. We plan on cleaning up the parking lot side of the building by removing old concrete barriers so we have safer access to the kitchen, ramp and stairs.
9. We will need to replace the front door and two front dormer windows but will do so with the exact same design that is already in place.
10. We plan on re-landscaping the front of the building and the areas along Broad Street.
11. We want to refresh some of the outside trim paint with the same or approved colors.



SAMPLE OF WROUGHT IRON

1a

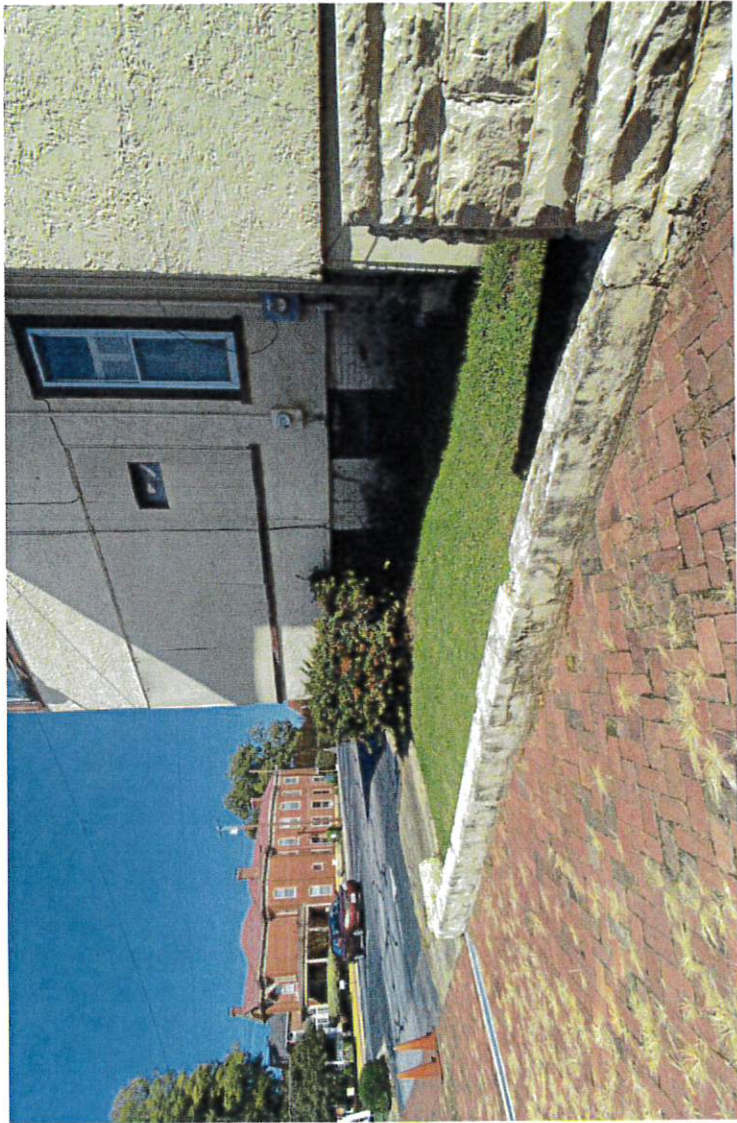


- REMOVAL OF UNSTABLE WALL
 - REPLACE WITH WROUGHT IRON FENCE
- 16



- REMOVAL OF UNSTABLE WALL
- REPLACE WITH WROUGHT IRON FENCE

1c

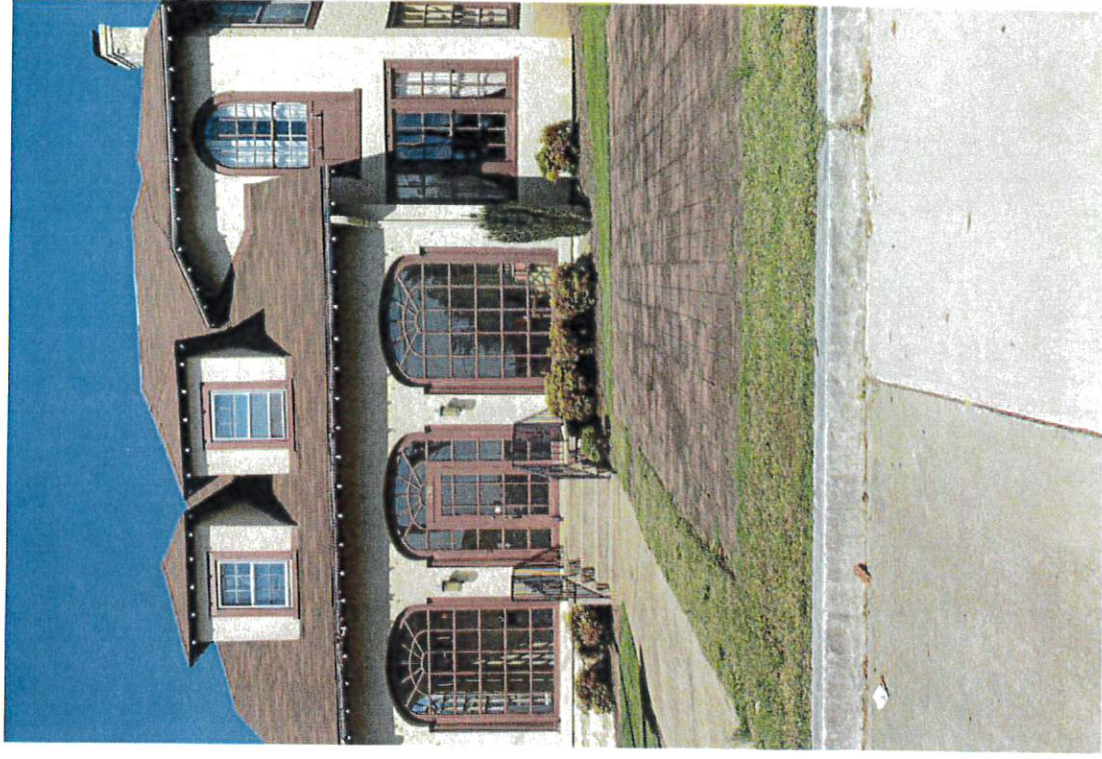


CONTINUED FENCE ALONG BROAD STREET

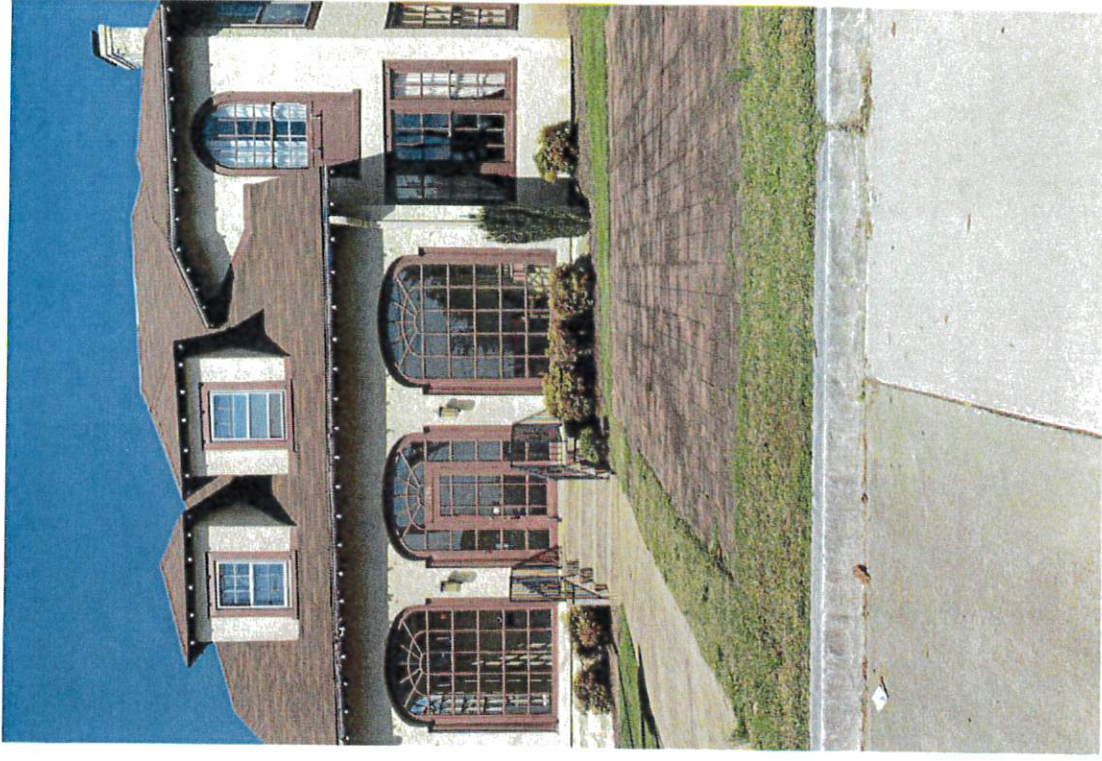


SIDE PORCH THAT NEEDS WROUGHT IRON
RAIL ON TOP OF DECORATIVE WOODEN
PICKETS.

2a



ENLARGE PATIO SPACE



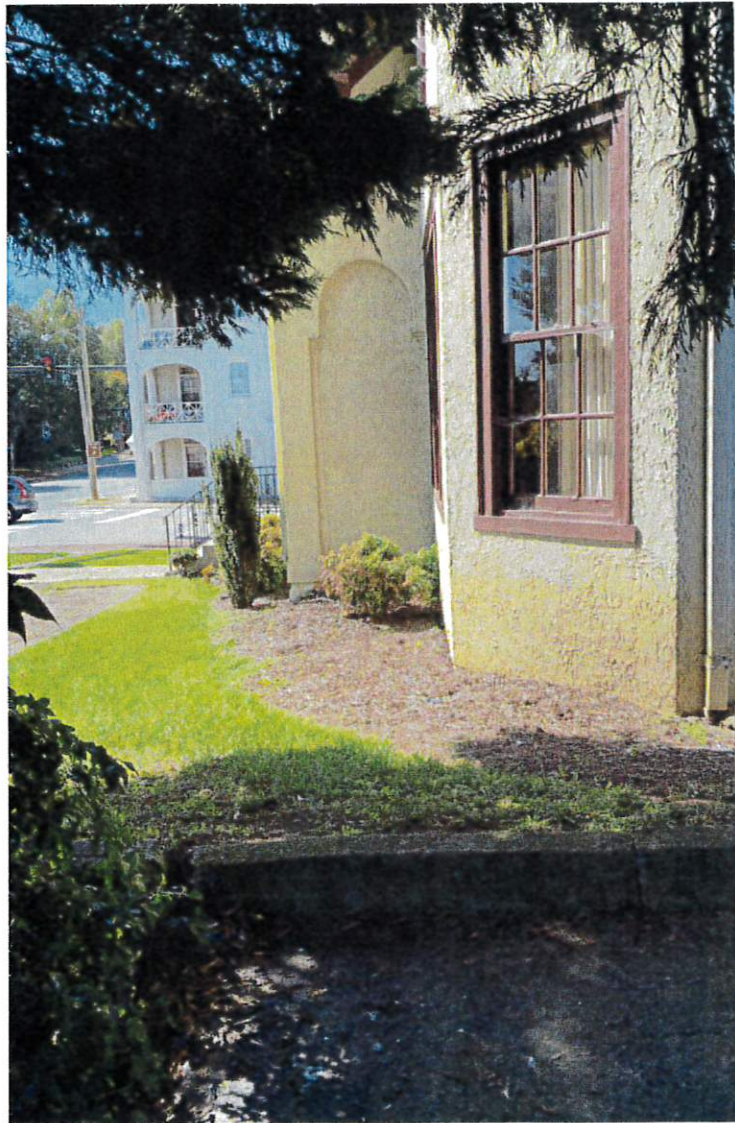
ENLARGE PATIO SPACE



ENLARGE PATIO SPACE

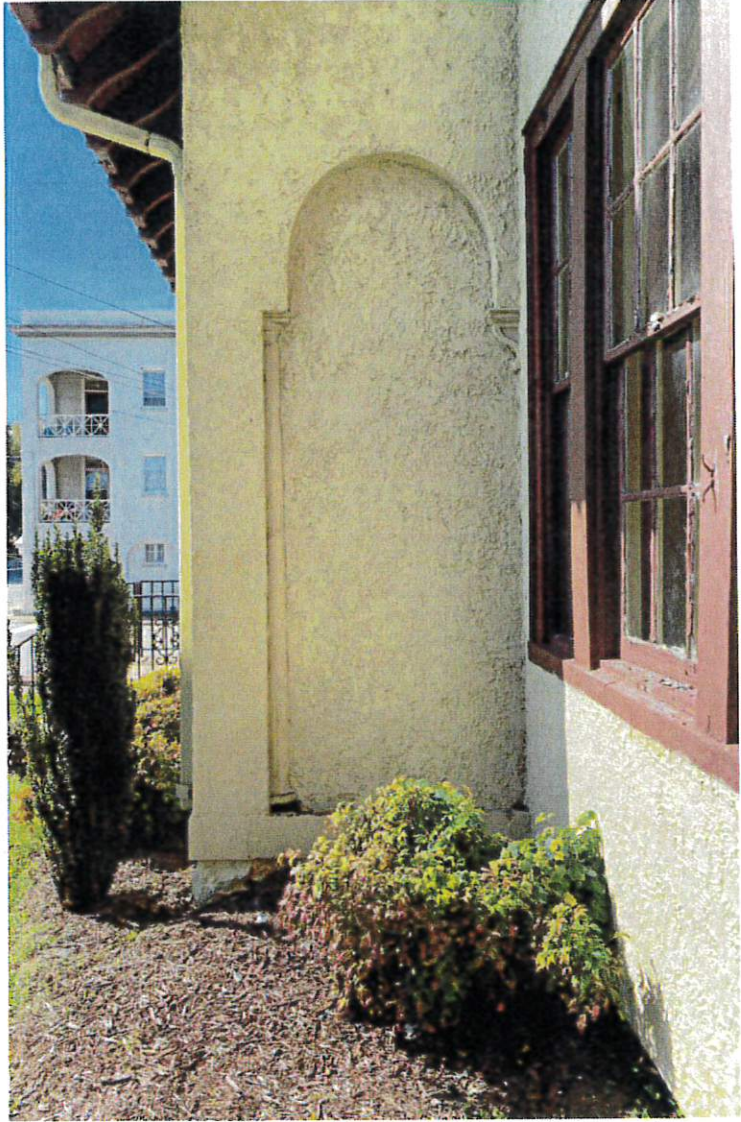


ENLARGE PATIO SPACE



- INSTALL HANDICAP RAMP
- ' RE-OPEN SIDE DOOR

4a



4b



5a

APRST FOR WALK-IN COOLER

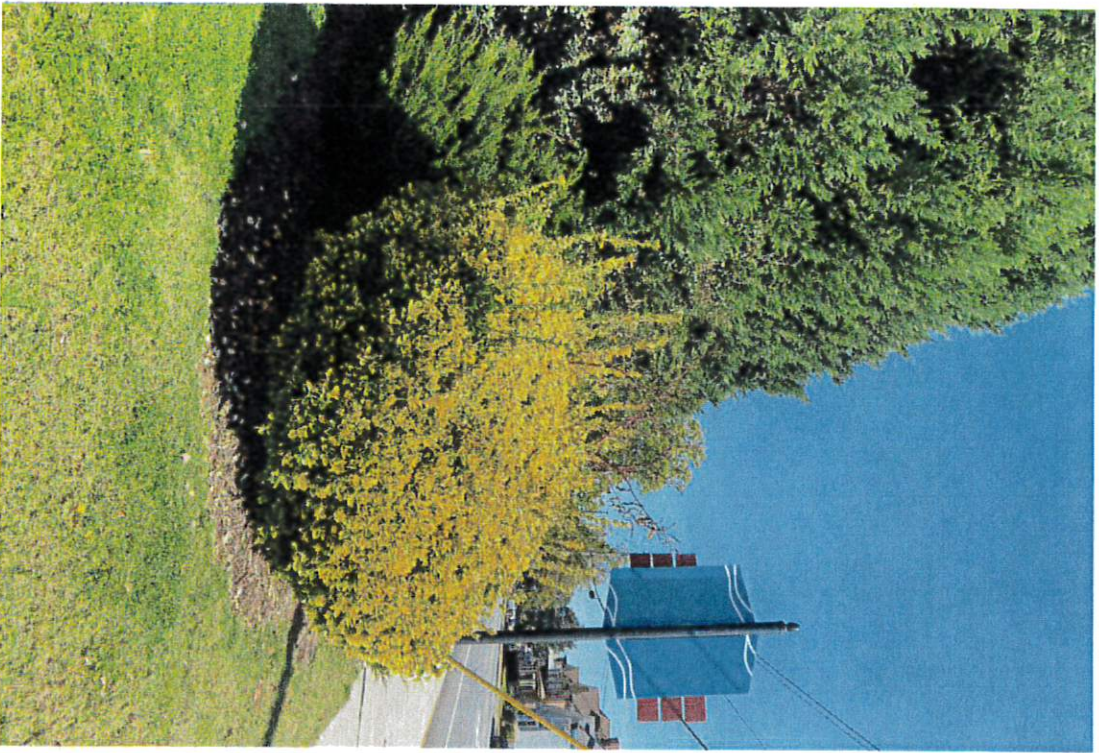


5b



REMOVE SHRUB





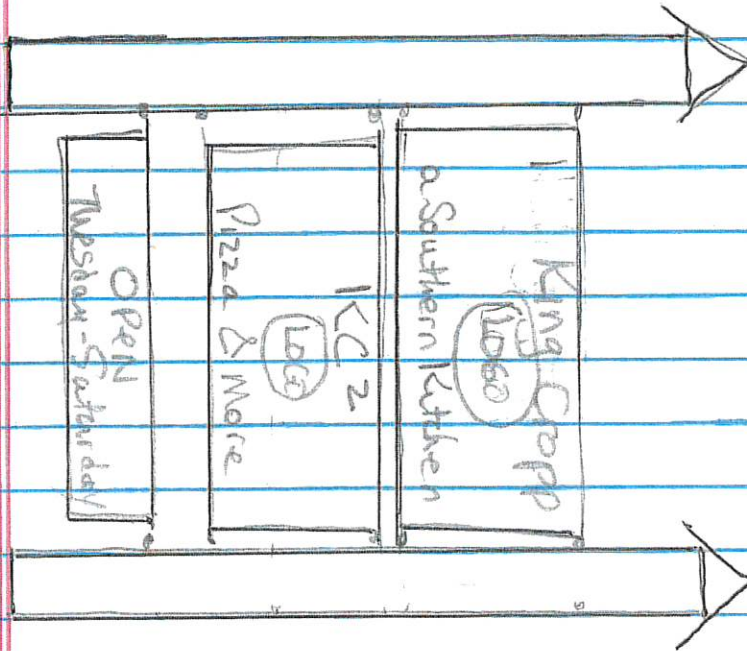
REMOVE SHRUB





REMOVE SHRUB

6b



PAINTED WOODEN OR METAL SIGN
SIGN IS DOUBLE SIDED



LANDSCAPE ALONG FRONT OF BUILDING

100



REFRESH OUTSIDE TRIM AROUND WINDOWS
AND FRONT DOOR

Mr. Paul Liepe stated I would like to comment that it is difficult to offer any comments without the public having seen what you have seen. I am unable to comment I wish I had seen, so I could have commented.

Ms. Crews stated with that in mind does staff have any recommendations.

Mr. Plachcinski stated no, because they presented the application after our cut off.

Ms. Crews closed the Public Hearing.

Mr. Whitfield stated I was just going to answer Mr. Liepe's question. This room is about to have a major audio and digital rehab. Possibly, by the next time that we have a meeting in here, this room will have audio and the screens will be back up. It will be more technically advanced and today we were limited. The projector is not working right now.

Mr. Stowe stated one thing. I just want verification that we don't have any say over landscaping?

Ms. Crews stated correct.

Mr. Stowe stated one thing. I just want verification that we do not have any say on landscaping. That request we would not have to consider. Do we want to break these up individually?

Ms. Crews stated that is the choice of the team.

Mr. Whitfield stated you can but if you decide that all of them are fine then I would do it in one. Whichever way you want to do it.

Mr. Weir stated the only concern that I have is the cooler. The side of the cooler is painted the color of the house and I don't know if that is going to be detrimental to the neighborhood. I really don't know or what the side of the cooler looks like.

Ms. Cropp stated they are corrugated metal and we are hoping to find a used one you can open up like a can opener kind of thing. You can get them in a color and I have seen them with fences around them. There are a couple of restaurants in town that have outside walk-in coolers that you come out their back door, there is a walkway, and the cooler is back there. We don't have that big of a space, and we don't need something that big. It is about 4 by 6, and it is just going to be the same dimensions as that side porch and it is just going to be the extension of that porch that it will set on.

Mr. Weir stated the building itself is stucco is that right?

Ms. Cropp stated that is right.

Mr. Weir stated could you use stucco on the side of that?

Mr. Cropp stated I don't know if stucco would hold and I think if it were the color, you wouldn't notice the difference. You would not see it from Main Street and you wouldn't see it from Broad Street because it is on the Urologic Clinic side.

Mr. Stowe stated for the additional railing that you are putting here how tall do you expect it to be?

Ms. Cropp stated it's not much, but it's enough that something needs to be there.

Ms. Stilwell made a motion to issue a Certificate of Appropriateness for PLCAR20200000243 as submitted. Mr. Weller seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF THE MINTUES

Mr. Weir made a motion to approve the August 27, 2020 minutes. The motion was approved by a unanimous vote.

With no further business, the meeting adjourned at 4:26 p.m.

Approved