



City of Danville

427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

Commission of Architectural Review

JUNE 24, 2021

3:30 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER**
- II. ROLL CALL**
- III. OLD BUSINESS**
 - 1. **Revised** Certificate of Appropriateness Request, 2020-268, to restore 870 Pine Street.
- IV. NEW BUSINESS**
 - 1. Certificate of Appropriateness Request, 2021-206, to build a new rear deck and add to existing rear storage room at 832 Pine Street.
- V. APPROVAL OF MINUTES FROM MARCH 25, 2021**
- VI. ADJOURNMENT**



City of Danville

427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

Commission of Architectural Review

STAFF REPORT

MEETING DATE: JUNE 24, 2021

RE: CERTIFICATE OF APPROPRIATENESS REQUEST - 870 PINE STREET

APPLICANT'S REQUEST

Request Certificate of Appropriateness, 2020-268, to rehabilitate 870 Pine Street. The original proposed scope of work includes demolishing rear additions, restoring the side porch, and restoring decorative elements with period appropriate wood materials.

STAFF EVALUATION

The CAR certificate of appropriateness application subject property is the south side of Pine Street approximately 750' feet west of the intersection with Jefferson Street. The applicant proposes removing non-period additions and restoring historic attributes of the home.

The CAR heard this item in December, 2020. Since that approval, the applicant's demolition process altered portions of the building that they would now like to reconstruct. The Inspections Division stopped work on the property when the demolition created a dangerous worksite. The applicant provided an engineering assessment of the building including a foundation plan for the restoration. The applicant did not provide building plans as required for both permit and the CAR application requirements in Danville City zoning code Article 3.R.6, Application Submission Requirements.

The relevant sections of the Commission of Architectural Design Guidelines include the following:

B. GENERAL GUIDELINES

All additions and renovations to existing structures should as much as possible complement the original elements in terms of material, size, shape, texture and color.

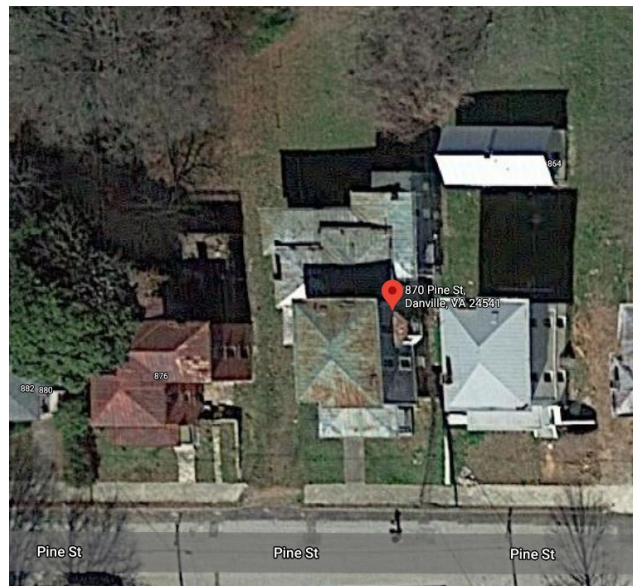


Figure 1 - 2019 Aerial view of the subject property at 870 Pine Street.



The applicant proposes a building renovation that removes unhistorical additions and restores many components of the dwelling. The Planning Division recommends the Commission postpone action until the applicant can submit materials consistent with §3.R.6.D. specifically,

- §3.R.6.D. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - §3.R.6.D.(1) Existing property boundaries, building placement and site configuration;
 - §3.R.6.D.(2) Existing topography and proposed grading;
- §3.R.6.E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building. The architectural drawings for the proposed building addition must include all information and measurements necessary to demonstrate that the proposed construction will meet 2015 Virginia Uniform Statewide Building Code and referenced codes.
- §3.R.6.H. Graphic exhibits depicting compliance with other design elements.

ATTACHMENTS

- ✓ Application

870 Pine St.

DANVILLE
COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

CERTIFICATE OF APPROPRIATENESS APPLICATION

Addendum

Article 3.R.C.1.

No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation or demolition of any building, structure, signs, fences, walls, light fixtures, accessory buildings, pavements, grading, site improvements, significant landscaping features or other appurtenant element in an HP-O District unless and until such building or site element has been approved by the issuance of a Certificate of Appropriateness by the Commission of Architectural Review for the City.

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

CAR Date: _____

Date submitted: _____

Received by: _____

Tax Map Number: _____

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission

of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2018 a \$26.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? yes

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? -

Would you like more information about these programs? -

Which one(s)? -

Property Location: 870 Pine St Danville

Name of Applicant: Ellen Paul (owner)

Applicant's Address: 870 Pine St., or 1021 Main St., Danville

Applicant's Phone Number: 617-877-1587 Email Address: ellenjpaul@gmail.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

Please see attached Attachment A and Exhibits

Type of material(s) to be used: wood, metal light fixtures and mailbox

Signature of Property Owner (if not applicant)

Ellen Paul
Signature of Applicant

Article 3RC6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
- D. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1) Existing property boundaries, building placement and site configuration;
 - (2) Existing topography and proposed grading;
 - (3) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - (4) Relationship to adjacent land uses;
 - (5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (6) Proposed building color and materials;
 - (7) Relationship of building and site elements to existing and planned corridor development;
 - (8) Relationship of parking, pedestrian facilities, and vehicular accessways to existing and planned corridor development; and
 - (9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

870 PINE ST., DANVILLE VA

ATTACHMENT A

Per covenants, the building is to be used as a single family residence by owner Ellen Paul.

Estimated total construction time and certificate of occupancy is 2 years from the deed date of November 13, 2020 as required in owner's executed covenants.

Estimated construction time to enclose the rear of the building is 4 months.

The survey and proposed plans of the building, along with Hauser Creech's engineering reports and plans, are already in the possession of the City.

The proposed site improvement consists only of one wall that spans approximately 22 feet across the back of the building, the whole of said wall being within the original building footprint, and adding an 8X16 rear deck.

The setbacks from neighboring lot lines will increase, not decrease.

There is no proposed grading; proposed building colors are attached.

Brand new architectural drawings cannot be obtained by owner at this time (see email attached), and said drawings may not be available for months. It is owner's hope that the drawings attached suffice.

Graphic exhibits are attached.

The construction method will be in accordance with Hauser Creech's engineering plans and align with the construction of the original building.

The rehabilitation of the previously wet-rot-failed portion of the rear of the building will follow the original building's method of construction of rough sawn 2x4 walls placed 16" on center, will maintain the original building's ceiling and floor construction method and heights, and will rebuild the roof in the manner that it was first constructed.

All work will be subject to the approval of the City of Danville's Inspections Department.

If this Addendum does not meet the Commission's approval, in order to gain approval, owner will forego the deck and build back a 6 foot deep rear open servants' stairwell, with standing

seam metal roof integral with the rest of the rear addition and "L." Please refer to the plot and building outline shown on the 1899 Fire Marshal's plan.

If the deck is approved, owner will side the new rear wall portion with regular wood clapboard.
If the servants' stairwell is reconstructed, then owner suggests that Dutch siding be used.



Ellen Paul <ellenjpaul@gmail.com>

Re: 870 Pine St., Danville VA

1 message

Hunter Greene <hgreene@hillstudio.com>

Thu, Jun 10, 2021 at 9:54 AM

To: Ellen Paul <ellenjpaul@gmail.com>

Ellen

After seeing what the COA is asking for, I don't see how we can even begin on this for a couple of months. Our workload is heavy. Even though I was going to go to a consultant to do the drafting I just don't have time to do my part. .

You have done a very clear job of marking up the existing drawings. I appreciate your effort in doing that.

If you can wait for us that would be great. If not I understand. And we'd be glad to provide you with the cad drawings, if you need them.

Hunter

On Wed, Jun 9, 2021 at 12:28 PM Ellen Paul <ellenjpaul@gmail.com> wrote:

Hi Hunter -

The head of planning division is Doug Plachcinski. He can be reached at 434-799-5260 X 3236

I am also attaching his letter to me about my submission to CAR. Per the letter looks like they need "elevation" plans. I was hoping that you could change the Hill Studios proposed elevation plans to reflect (1) the demolition I had permission to perform and (2) the proposed new wall along about 2/3 of the back, straight across, in line with the "L."

The letter refers to an "addition" to the structure, but that is not correct if that means a totally new living space. My plan is to simply build the rear "L" wall straight across instead of keeping what was a 6 foot bump out that most likely held a servant's staircase. There was no way to verify this because ~80% of the rear addition under the original rear roof line had crashed into the basement due to extensive wet rot. The rear addition of the house did not have a running foundation. So, it is not new living space, it is 6 foot reduction in depth of a potentially original part of the house. My engineer is requiring a running brick faced cinderblock foundation.

The plot plan with markup (attached) shows my proposed outline of the house. The unmarked plot plan (attached) shows the east dimensions by adding 6.0 (demolished addition) and 5.2 (distance to lot line) for an east setback of 11.2, and for the west adding 4.3 (demolished addition) to 7.7 (distance to lot line) for a total setback of 12.0 feet. These are the original setbacks of the house.

The south setback from the street will become greater by approximately 4 feet when the porch is restored to its original dimensions.

Thank you so much!

Take care,
Ellen

On Wed, Jun 9, 2021 at 11:07 AM Hunter Greene <hgreene@hillstudio.com> wrote:
Ellen

We're trying to understand what the Commission of Architectural Review is requesting. Do you have a contact person there for me to talk to?

On Mon, Jun 7, 2021 at 9:14 AM Hunter Greene <hgreene@hillstudio.com> wrote:
Ellen

I'm trying to line someone up to do this work. We are quite busy and I've had to go to someone outside the office, which I'm glad to do and have done this before. He's looking at his schedule now. Unfortunately we won't be able to make the June 9th schedule. I'll contact you as soon as I hear back from him.

Hunter

On Fri, Jun 4, 2021 at 12:07 PM Ellen Paul <ellenjpaul@gmail.com> wrote:
Dear Hunter,

I am wondering if someone has had a chance to review the documents. I am trying to get in front of the Commission of Architectural Review for a June 24th meeting and I am hoping to get updated elevation drawings by June 9th because they need any submissions two weeks ahead of the meeting. If I can't get them by that date, then I will have to wait another month and my project will be held up.

What do you think?

Thanks so much!

Ellen Paul

617-877-1587

On Fri, May 28, 2021 at 1:51 PM Hunter Greene <hgreene@hillstudio.com> wrote:
We'll take a look, thanks

On Fri, May 28, 2021 at 1:15 PM Ellen Paul <ellenjpaul@gmail.com> wrote:

Hi - please see the attached. I hope that this makes sense, but if it doesn't, please let me know. I need to get new elevation drawings, not interior floor plans. The Commission of Architectural Review is asking for these from me. The "new" exterior rear wall that is on the same plane as the rear of the "L" will be in regular wood clapboard to differentiate it from the rest of the house, which is in Dutch siding, albeit different profiles of Dutch siding!

Thank you so much!

Ellen Paul

617-877-1587

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Hunter Greene RA, LEED AP
Hill Studio
120 West Campbell Avenue

Roanoke, VA 24011
Office: 540-342-5263
Cell: 540-797-1245
www.hillstudio.com

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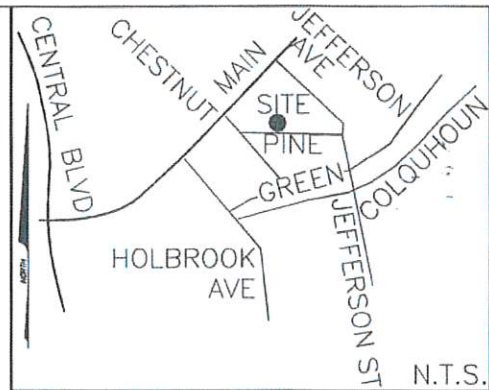
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1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 51143C0634E EFFECTIVE 9-29-2010.
4. THIS SURVEY WAS PREPARED AT THE REQUEST OF DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY.



VICINITY MAP

LEGEND

IPF● IRON PIN FOUND
 -OU- OVERHEAD UTILITY
 ☼ LIGHT POLE

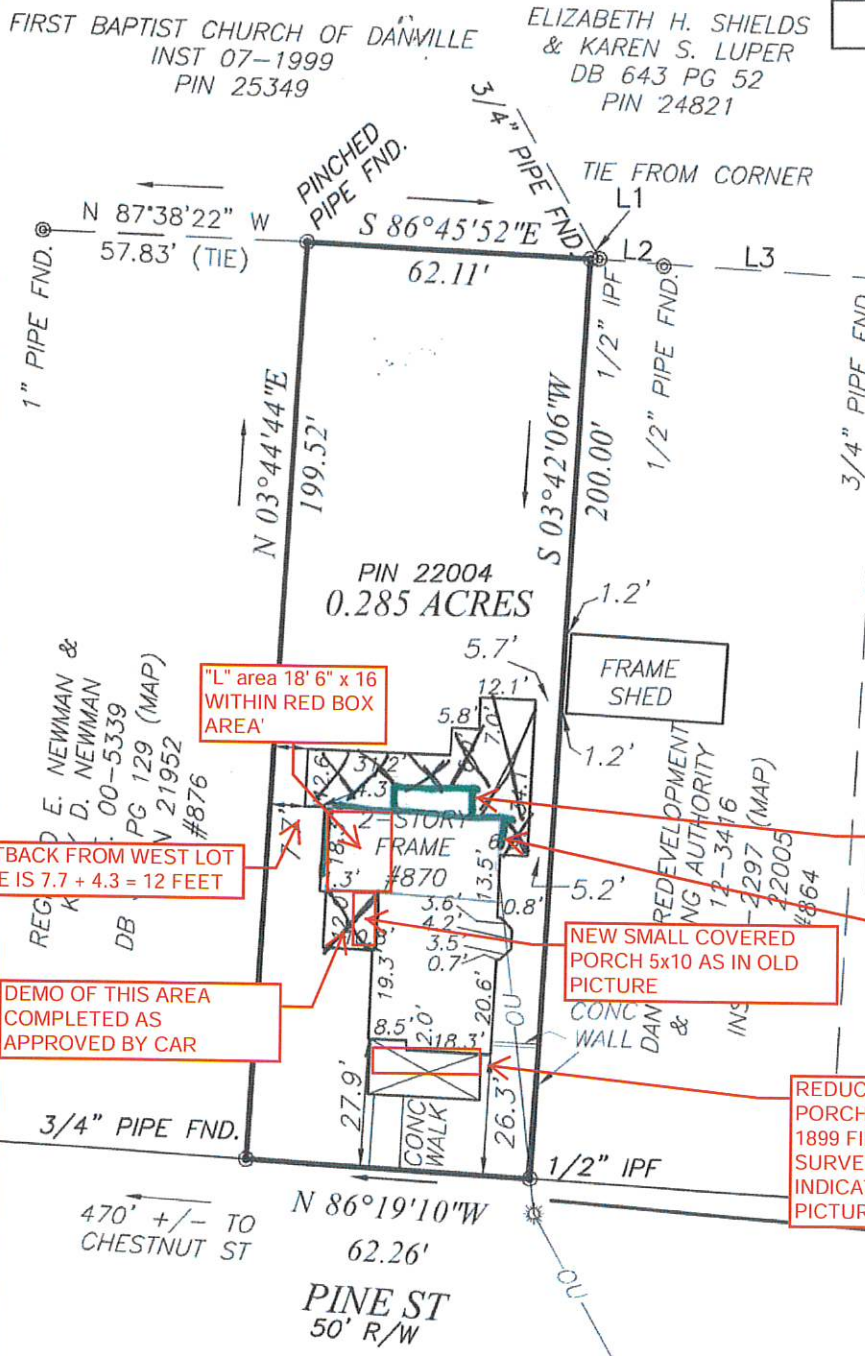
SOURCE OF TITLE:

JOSEPH MARSHALL GARRETT
 INST. 00-3186

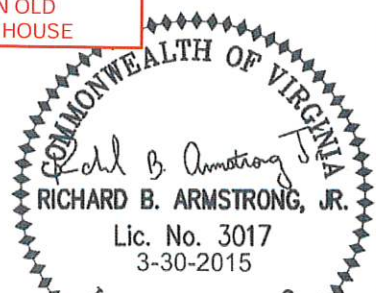
REF. NORTH



ALS PROJECT# 140084

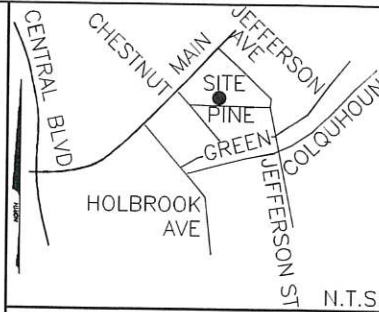


LINE	BEARING	DISTANCE
L1	N 89°37'43" E	1.96'



ORIGINAL PLOT PLAN PREPARED FOR THE CITY OF DANVILLE, VA

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
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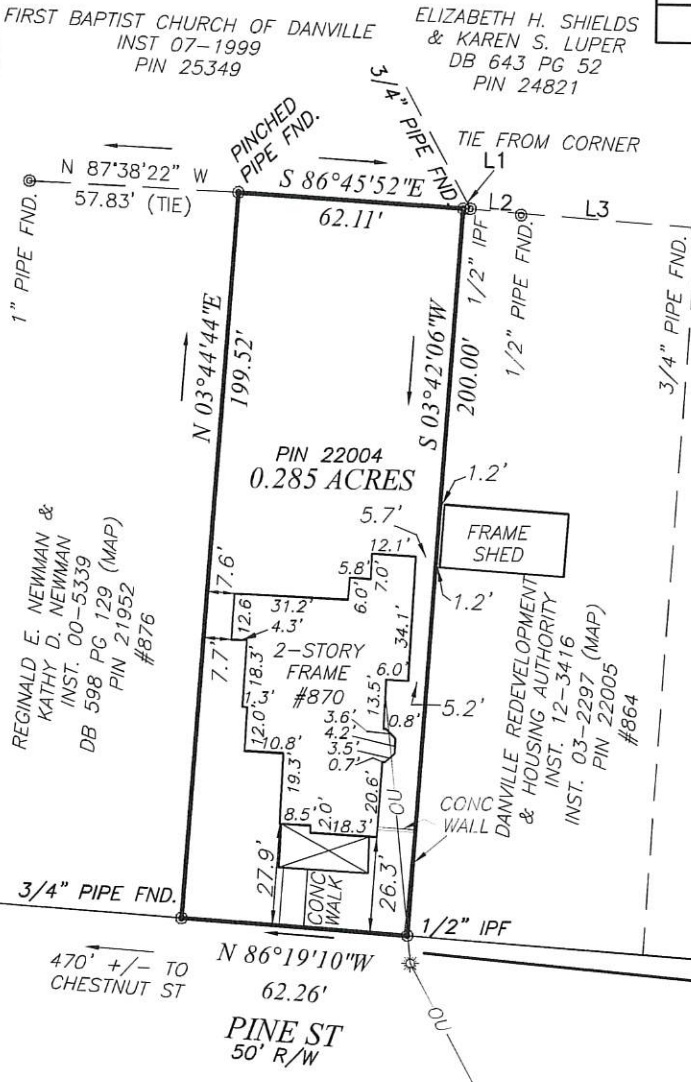
VICINITY MAP

LEGEND

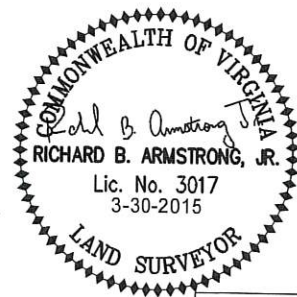
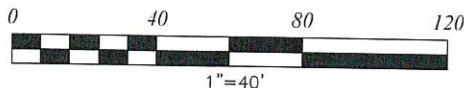
- IPF © IRON PIN FOUND
- OU- OVERHEAD UTILITY
- ☀ LIGHT POLE

SOURCE OF TITLE:
JOSEPH MARSHALL GARRETT
INST. 00-3186

REF. NORTH
ALS PROJECT# 140084



LINE	BEARING	DISTANCE
L1	N 89°37'43" E	1.96'
L2	S 84°42'19" E	16.09'
L3	S 86°11'48" E	65.00'



150053

DATE: 3-30-2015

DRAWN BY: CRL

ARMSTRONG LAND SURVEYING, INC.
110 SOUTH MAIN STREET,
SUITE B
GRETN, VA 24557
434-710-3121

ArmstrongLandSurveying.com armstronglandsurveying@gmail.com

PLAT SHOWING
BOUNDARY SURVEY OF
PIN 22004
870 PINE STREET
CITY OF DANVILLE, VIRGINIA

870 PINE STREET, DANVILLE, VA PRIOR TO DEMOLITION

PORTIONS OF REAR OF HOUSE THAT HAD
FALLEN INTO THE BASEMENT



870 PINE

1899 Fire Marshall Map

5/28/2021

1899 pine.png

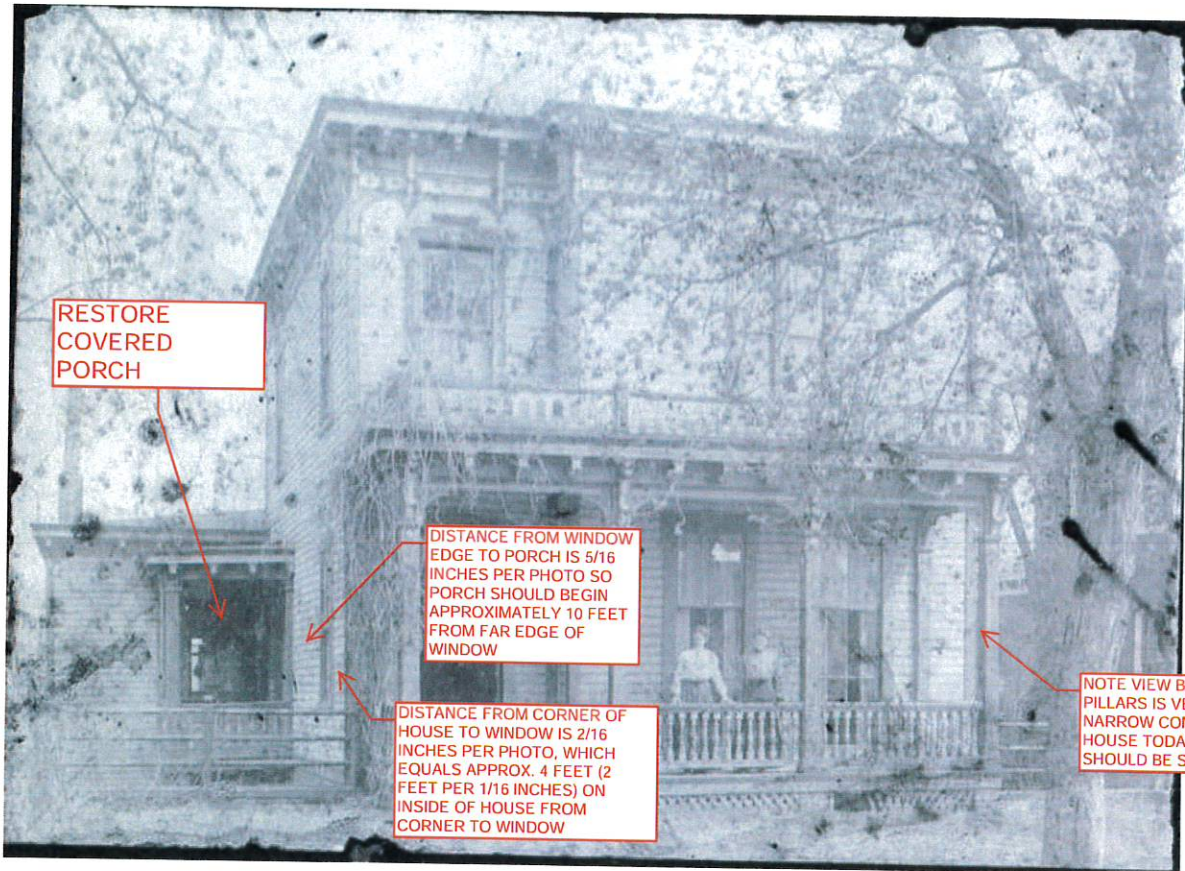






AREA TO RESTORE SMALL
5X10 COVERED PORCH

COMPARE TO OLD
PICTURE-SHOULD NOT BE
ABLE TO SEE THIS MUCH
AREA BETWEEN THE EAST
PILLARS (HALF PILLAR ON
HOUSE AND CORNER
PILLAR)



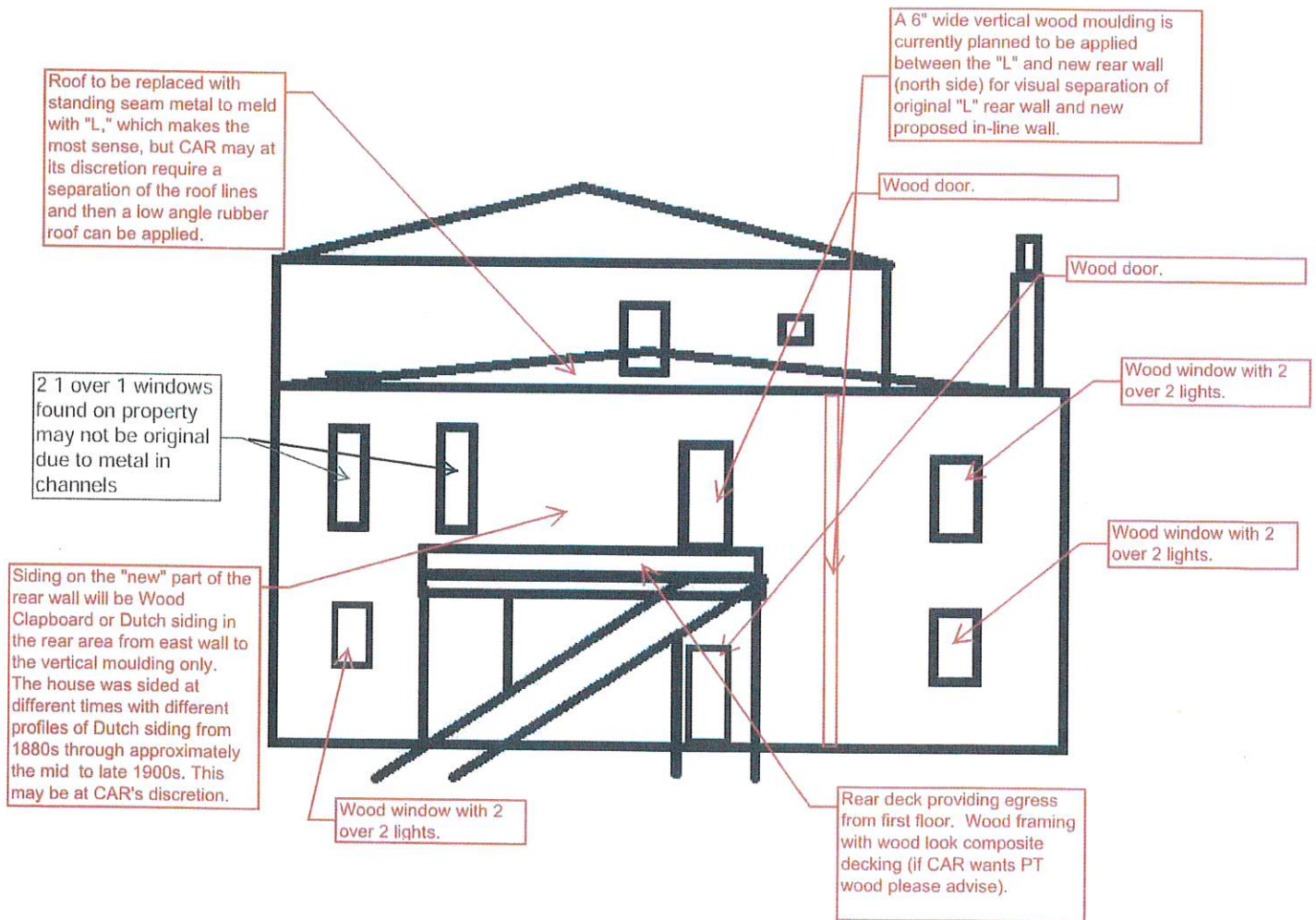
RESTORE
COVERED
PORCH

DISTANCE FROM WINDOW
EDGE TO PORCH IS 5/16
INCHES PER PHOTO SO
PORCH SHOULD BEGIN
APPROXIMATELY 10 FEET
FROM FAR EDGE OF
WINDOW

DISTANCE FROM CORNER OF
HOUSE TO WINDOW IS 2/16
INCHES PER PHOTO, WHICH
EQUALS APPROX. 4 FEET (2
FEET PER 1/16 INCHES) ON
INSIDE OF HOUSE FROM
CORNER TO WINDOW

NOTE VIEW BETWEEN
PILLARS IS VERY
NARROW COMPARED TO
HOUSE TODAY. PORCH
SHOULD BE SHALLOWER

870 PINE





RIGHT SIDE ELEVATION

Rear addition will be on plane with east side of "Cube"; windows are representative only per City plans. West side of addition is attached to west "L" addition and in line with "L" north plane. (Please disregard City plan's bump out covered with "x"s.) Roof needs replacement.

Deck is on north side and will be inset from east and west sides of house.

Pattern is from City proposed plans and represents very late addition that has already been removed.



Landscape Architecture
 Architecture
 Community Planning
 Historic Preservation
 120 W. Campbell Ave. SW
 Roanoke, VA 24011
 Tel. 540-347-5763 Fax. 540-345-5625
www.hillstudio.com

DANVILLE OWE
870 PINE
STREET

DANVILLE
VIRGINIA

DRAWING NOT
FOR
CONSTRUCTION

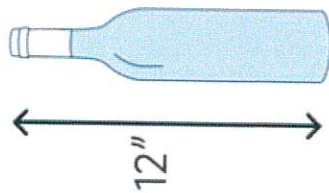
ELEVATIONS

DATE: 01/15/2018

A-201



Mailbox 870 Pine -
 Front of house to right of doors
in bronze



Overall

11.22" H x 18.66" W x 4.96" D

Interior

7" H x 15" W x 4.5" D

Overall Product Weight

4.25 lb.

Interior Volume

1038 cubic inches

870 Pine
balusters west side small porch



870 Pine
proposed decking front and west porches

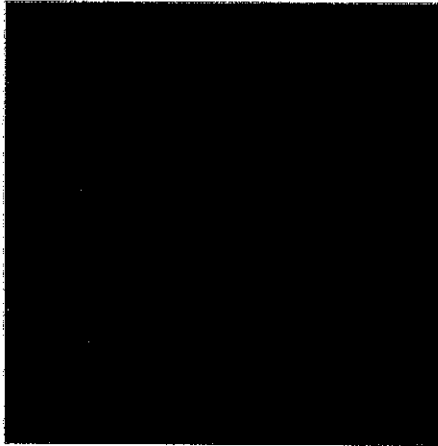
Cumaru 1x6 Standard



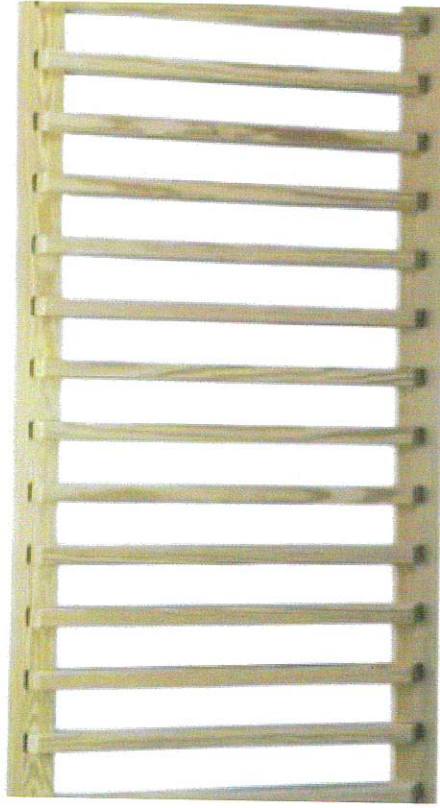
$\frac{3}{4}$ " x 5 $\frac{1}{2}$ "

19mm x 140mm

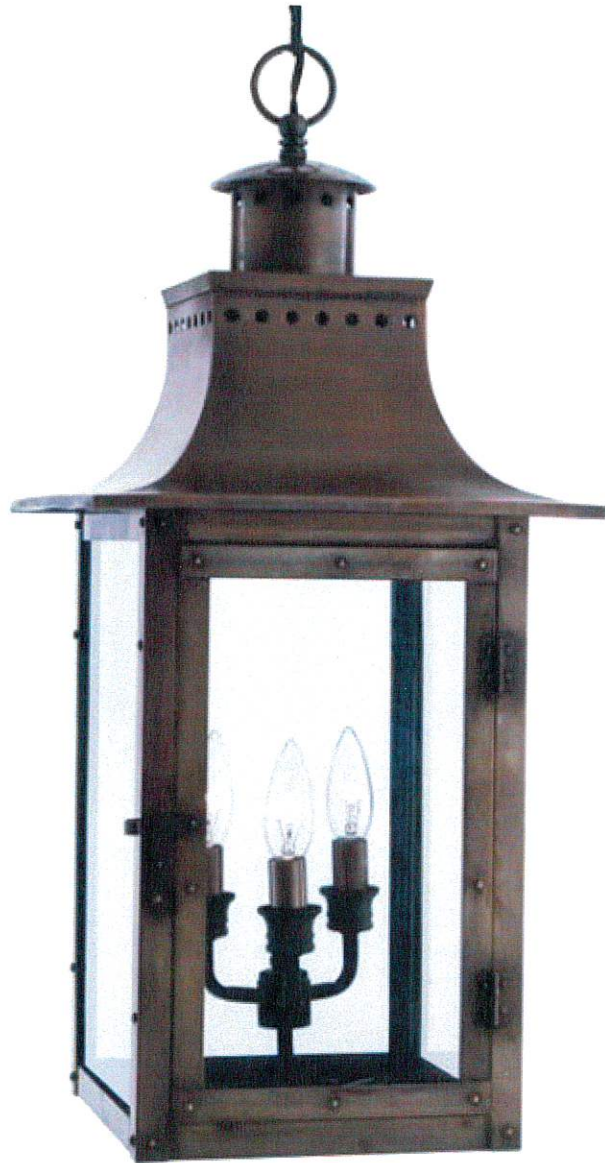
870 Pine
composite decking brown or gray -
rear deck



870 Pine
proposed rear deck railing



870 Pine



proposed front porch light

890 Pine



Light for entrance to basement under
small west side porch - to be hung to
right of restored door.



- ① restore - fits basement door opening
 - replace existing metal modern door to basement and side porch
- ② door to deck will be wood with similar 4 lights



- restore windows found on site 20" x 70" and reuse on rear of house (1st fl. from front)



- wood 40 x 65" window - existing
- all new windows that do not exist --
- replace with similar of wood



City of Danville

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Commission of Architectural Review

STAFF REPORT

MEETING DATE: JUNE 24, 2021

RE: CERTIFICATE OF APPROPRIATENESS REQUEST - 832 PINE STREET

APPLICANT'S REQUEST

Request Certificate of Appropriateness, 2021-206, to build a new rear deck and add to existing rear storage room at 832 Pine Street.

STAFF EVALUATION

The CAR certificate of appropriateness application subject property is the south side of Pine Street approximately 400' feet west of the intersection with Jefferson Street. The applicant proposes expanding their rear utility room and deck. The building, in its current state, is altered to the extent there is no sufficient historic materials to allow the building to be considered historic.

The relevant sections of the Commission of Architectural Design Guidelines include the following:



Figure 1 - Rearview of the property at 832 Pine Street.

Section 4.C Non-Contributing Buildings Architectural Guidelines

Construction Materials:

Wood or HardiePlank siding

Building Elements:

Windows: Acceptable windows for this district would be single-hung or double-hung (except storefronts, see next section). Windows should be taller than they are wide. Additional configurations such as casement sash or fixed windows may be acceptable with review or if present in building. Windows may have further dividing members, but such divisions shall be either "true divided light" construction or exterior grilles. Interior grilles alone or grilles set between the panes of double glazing are not acceptable. Windows may be constructed of wood, wood clad in prefinished metal, or from aluminum or other appropriate materials.

Doors: Doors in residential structures and the architectural elements around them are an important part of the building. Doors in single family residences should be appropriate to the historic context. Unadorned flat doors (e.g. plywoodfaced doors) or crossbuck-type doors are inappropriate.

The plans indicate the addition will use vinyl siding and new windows. The Planning Division recommends the Commission advise the applicant on appropriate materials and approve the application contingent on using those materials.

ATTACHMENTS

✓ Application

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLCAR 2021-206

CAR Date: June 24, 2021

Date submitted: _____

Received by: _____

Tax Map Number: _____

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission

of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2018 a \$26.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? no

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? no

Would you like more information about these programs? yes

Which one(s)? both

Property Location: 832 Pine st

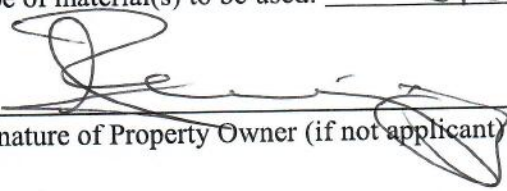
Name of Applicant: Alma Ramirez

Applicant's Address: 832 Pine st. Danville, VA 24541

Applicant's Phone Number: 919-937-1259 Email Address: Rubio0104@gmail.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

Type of material(s) to be used: Treated wood


Signature of Property Owner (if not applicant)

Signature of Applicant

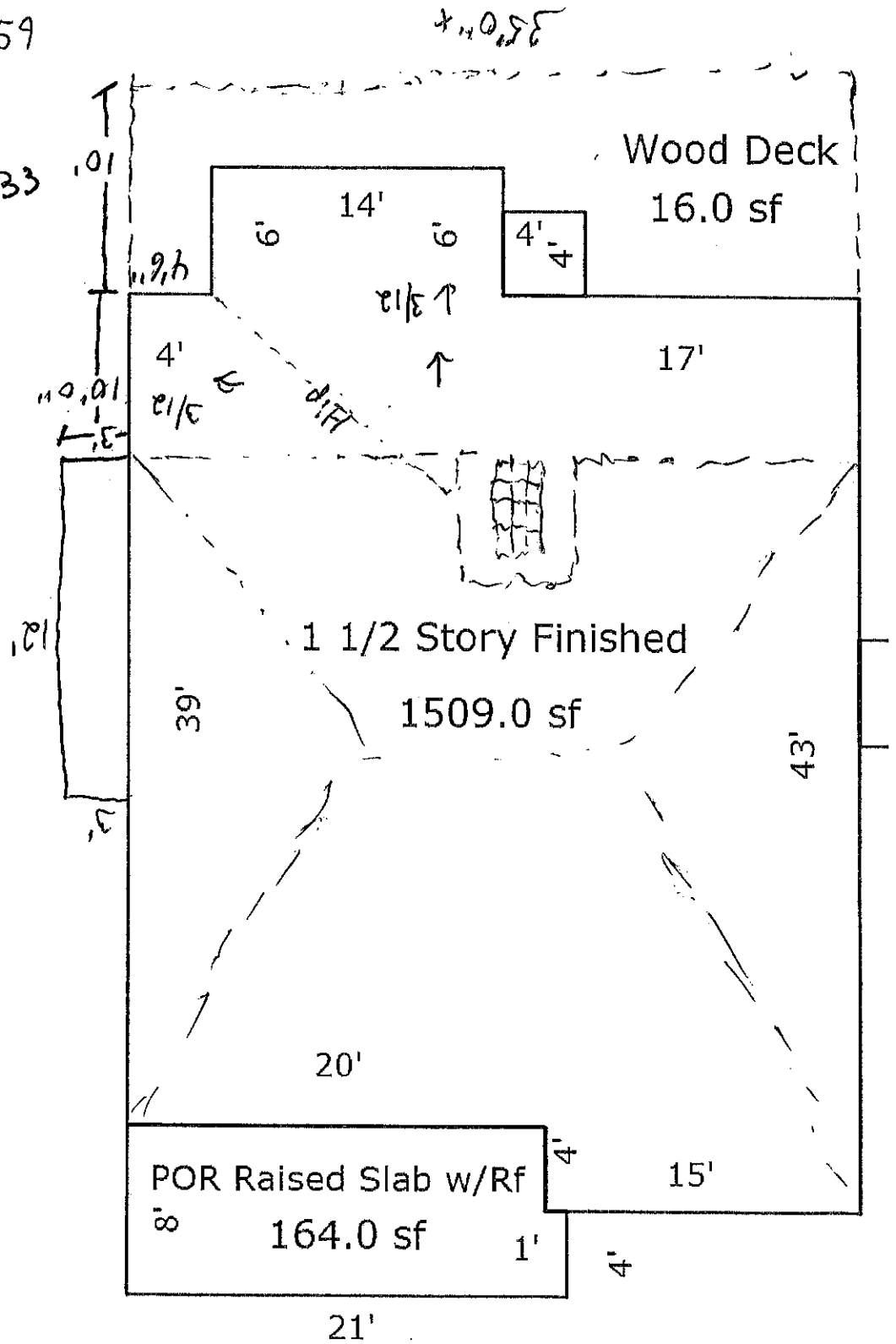
Alma

#919-937-1259

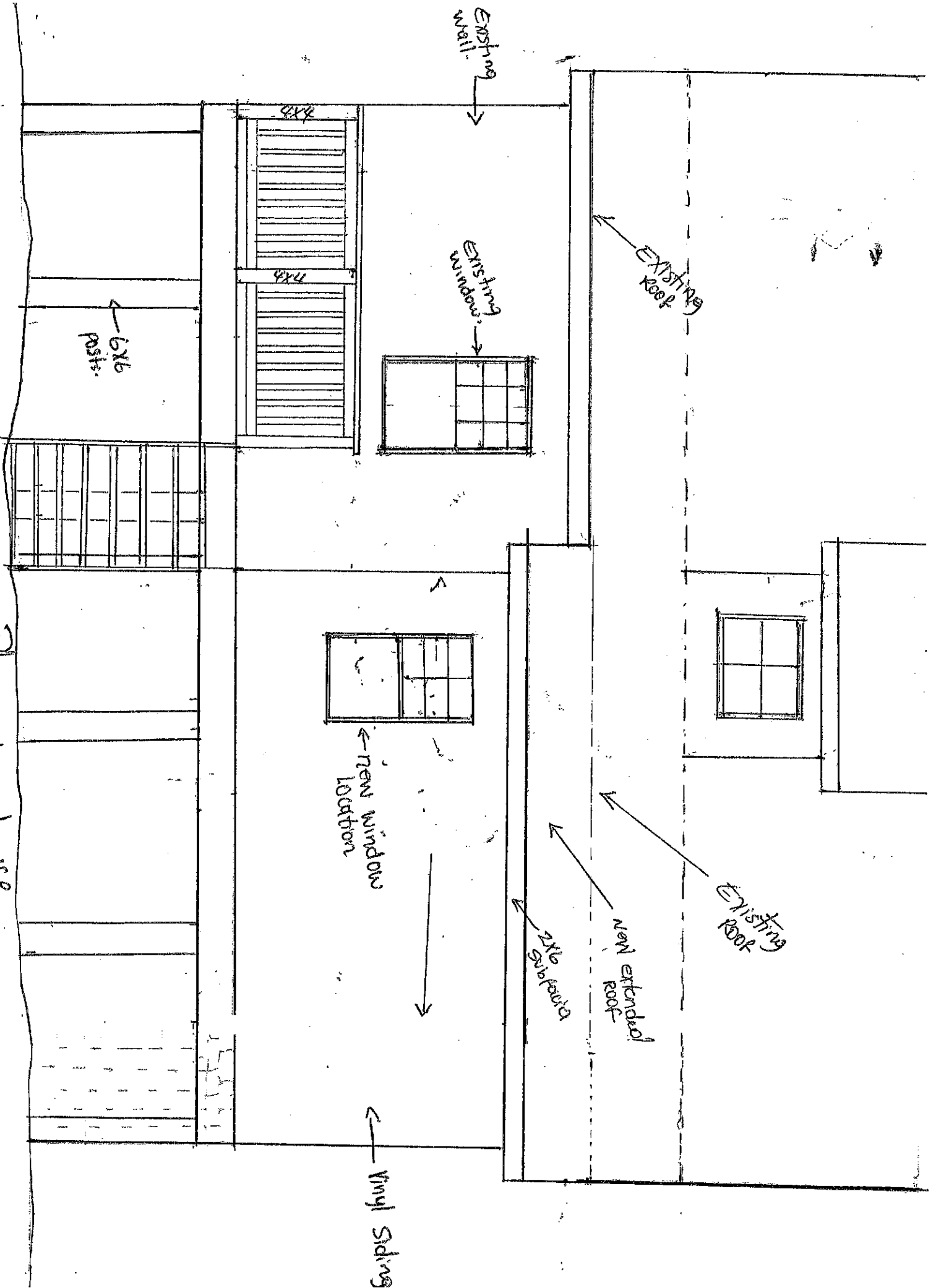
832 Pine St

#828-367-8333

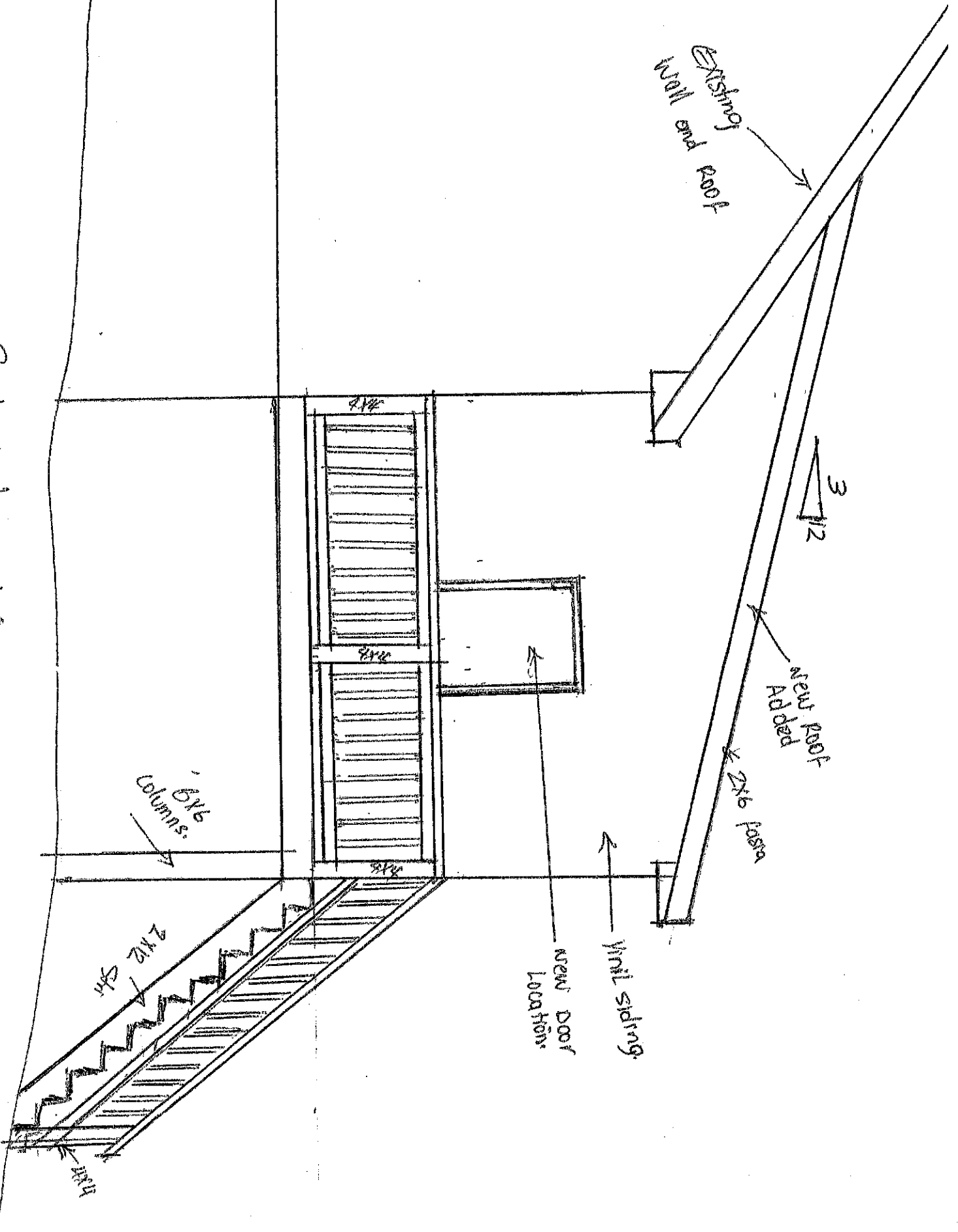
Oscar

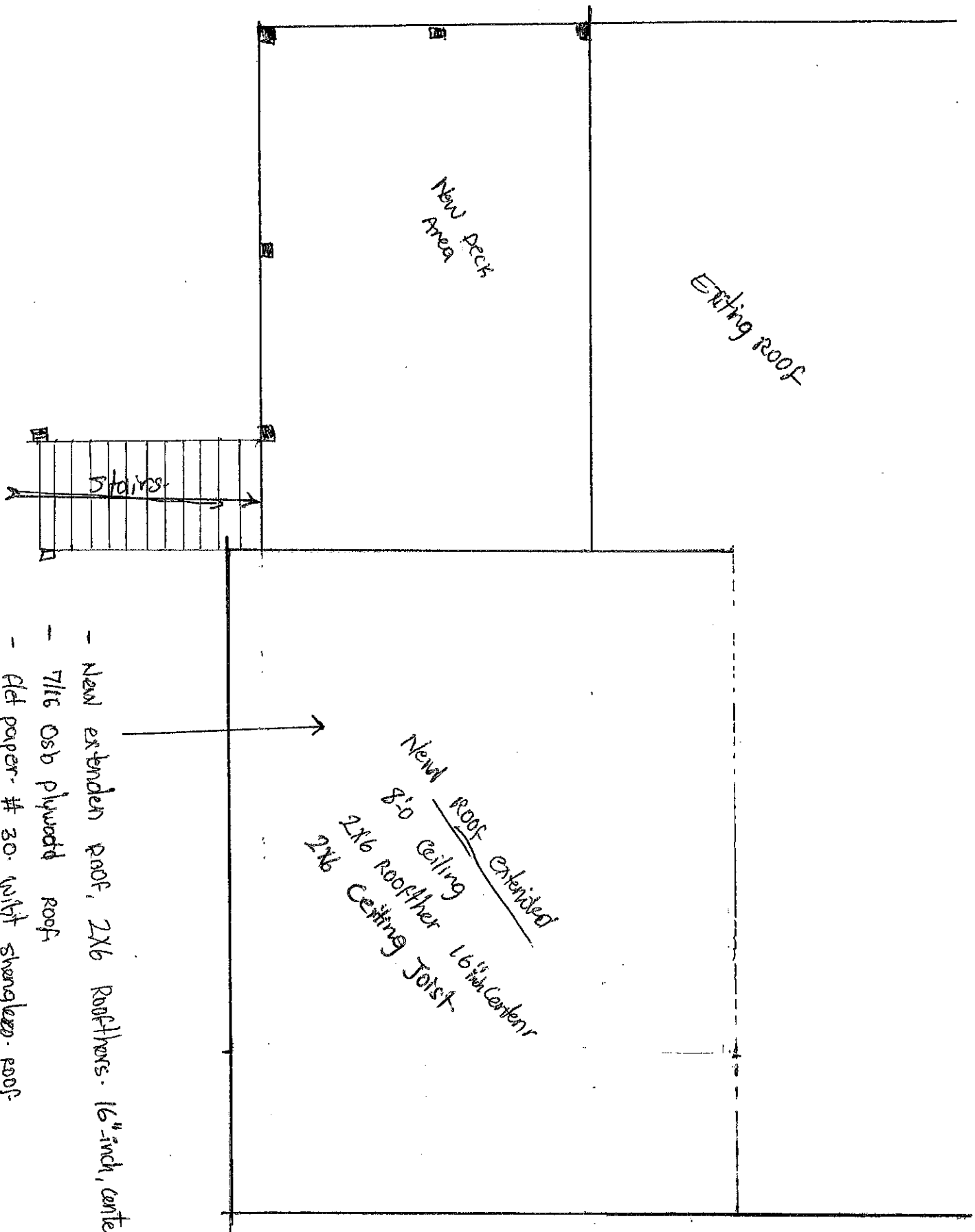


Plan of back house

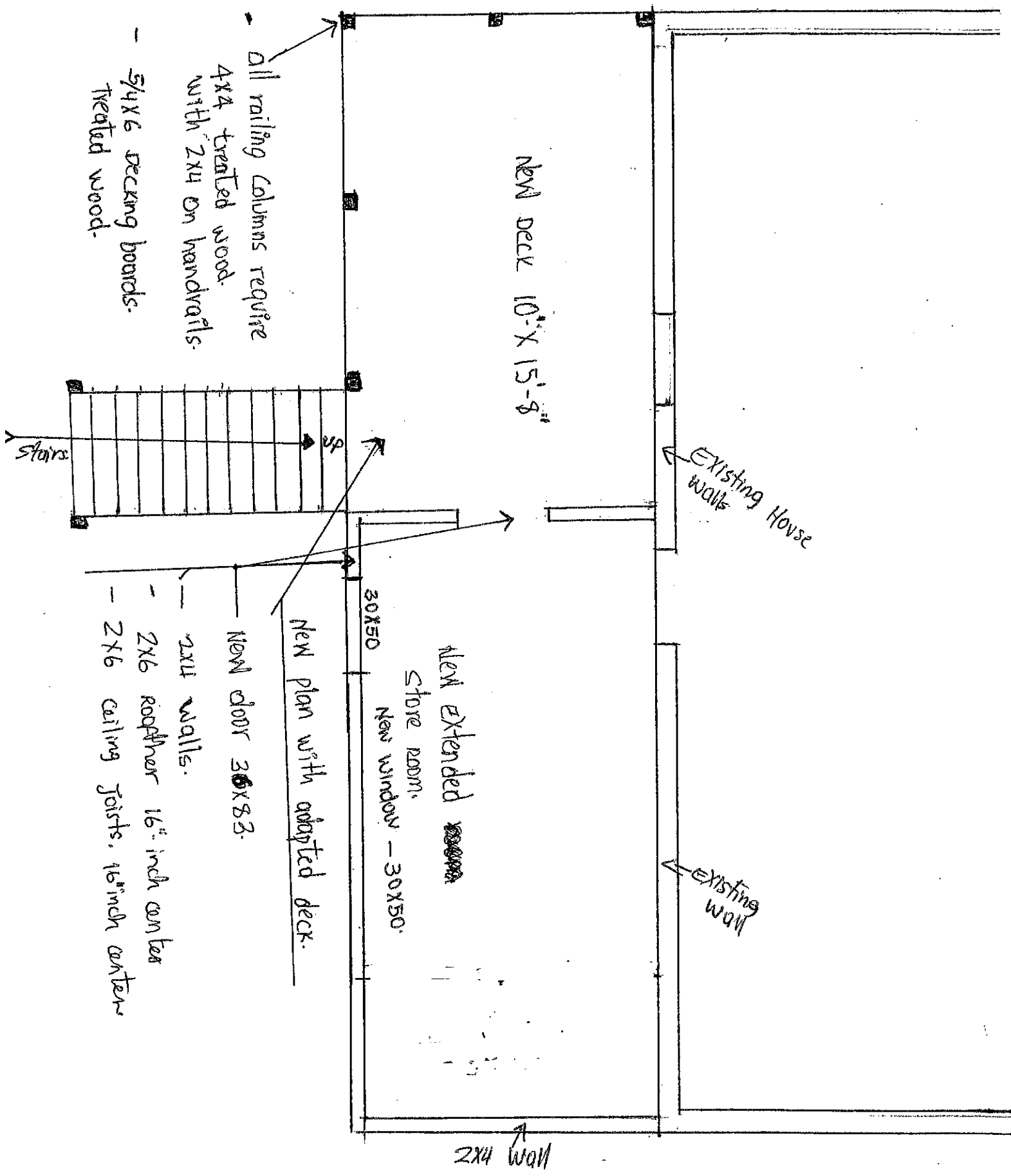


Right side house, plan





- New extended roof, 2x6 Roofers. 16"-inch, center.
- 7/16 Osb plywood roof.
- Att paper # 30. with shingles roof.
- 2x6 Ceiling Joist.



new Deck 10'-x-15'-8"

Existing House
wall

Existing wall

2x4 wall

30x50

new extended ~~room~~
store room.
New window - 30x50

New plan with adapted deck.

New door 30x83.

2x4 walls.

2x6 roof rafter 16" inch centers

2x6 ceiling joists, 16" inch centers

All railing columns require

4x4 treated wood.

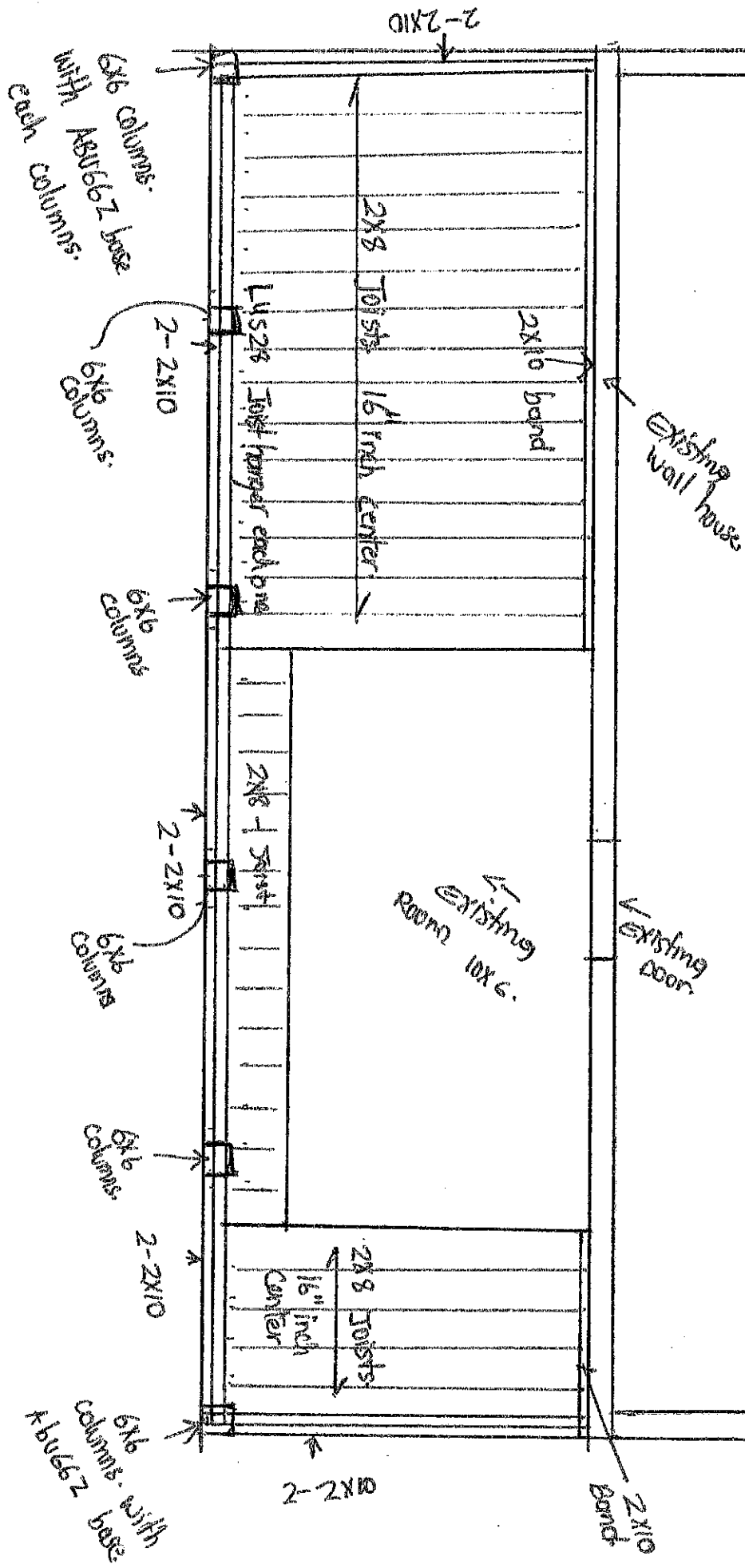
with 2x4 on handrails.

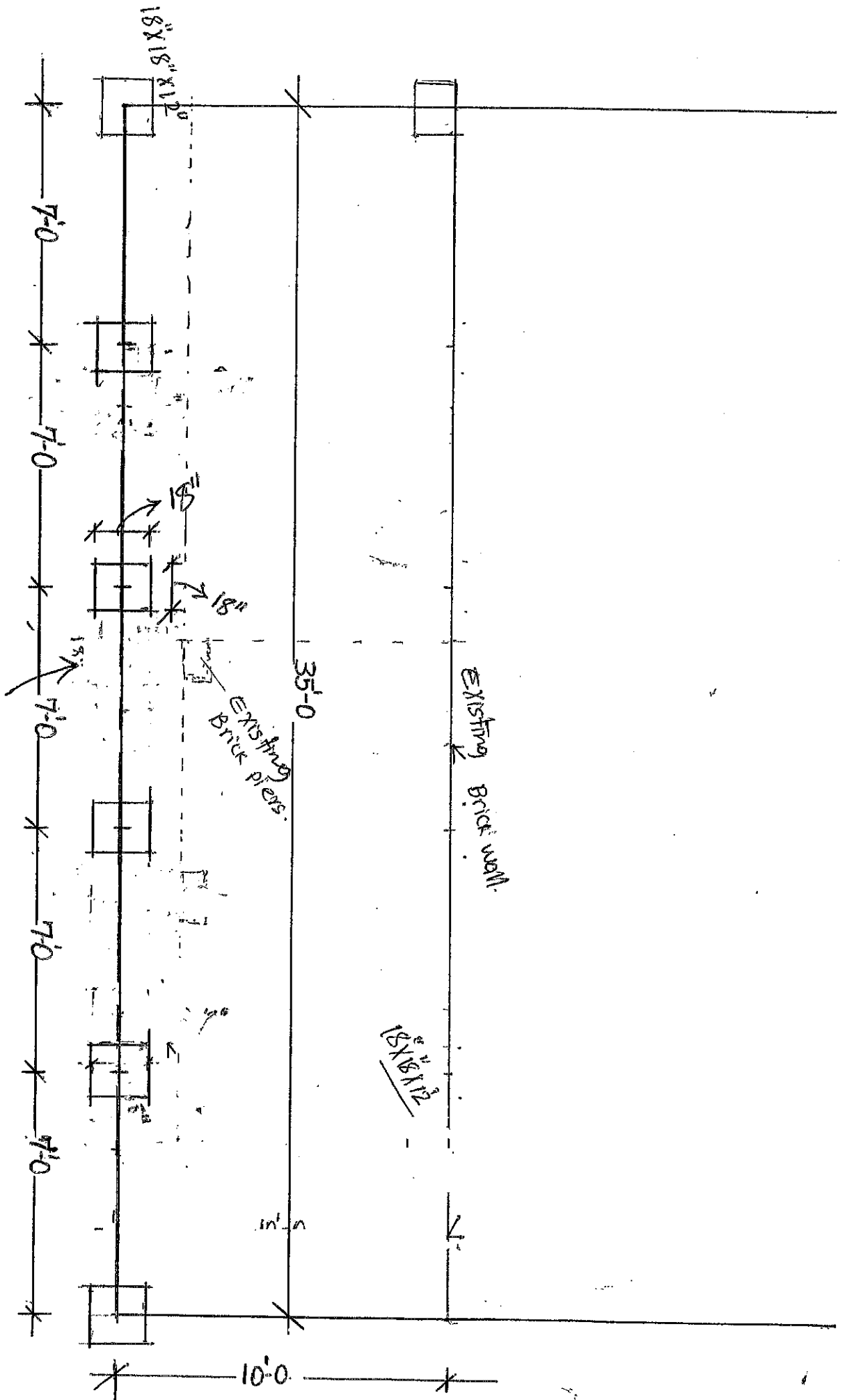
5/4x6 decking boards.

stairs

up

Floor Joists Plan





Foundation Plan

All Foundation holes need 18"X18"X12"

COMMISSION OF ARCHITECTURAL REVIEW

March 25, 2021

Members Present

Robin Crews
Susan Stilwell
Robert Stowe
Jackson Weller
Robert Weir
Jeff Bond

Members Absent

Michael Nicholas

Staff

Doug Plachcinski
Lisa Jones

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

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness Request, 2021-62, to restore 858 Pine Street. The proposed scope of work includes rebuilding a garden shed. The applicant will repurposed materials as shown in their application.*

Ms. Stowe opened the Public Hearing.

Present to speak on behalf of this request was Nichole Lewis, owner of 858 Pine Street. Ms. Lewis stated the scope of this work is that the house next door to me was demolished, and I had asked at the time because the way that the city works, I was told that eventually I was going to be able to inherit the property. I had talked to Renee about my plans to do a really large garden there, and I asked if I could have it I'd prefer not to demolish the shed and instead use it for a garden shed. When Mr. Dishmon came to do the demolition he said unfortunately he had called the city and they had to demolish it; per his contract he had to take it to the ground. I had my workers and we cut it with a chainsaw into large sections. Basically the whole wall, and we took the roof off and he was kind enough to lift it up and hoisted it with the excavator and laid it in my yard with the hopes that I could reconstruct. Then you will see some pictures of the piles of wood there, and if you go back up, the original shed is right there and that is looking from my property to the next door. It is right on my property line where the clothes line is standing currently. It is just a straight shed roof and my thought was to turn it and put it on my property. Then on the interior of the building, there were two rooms basically and we were going to chop it off to a smaller space but I would like to take out that front section and make it into a porch that will be facing Pine Street. The purpose would be a garden shed because I grow a lot of plants and there would be landscaping in the front. There is one window that we saved that would be in the back side of it and that would be in the same place that it was originally. It was a much wider structure and there was a big double door like a garage door and we just cut it off right there and then we went inside to rebuild the walls. That is basically it.

Ms. Stowe stated does the staff have any summary of their evaluation of this issue?

Mr. Plachcinski stated we believe it complies with the design guidelines.

Ms. Stowe closed the Public Hearing.

Mr. Bond stated what will the finish of the wood or siding be painted?

Ms. Lewis stated it is kind of raw wood right now and it doesn't have any remnants of paint. I will probably paint my house grey so I imagine that I would pick a grey or something to match.

Ms. Stilwell stated a stained wood go better than paint on wood.

Ms. Lewis stated on siding. Because it is raw wood, it might be the case.

Ms. Stowe made a motion to approve Request 2021-62 as it meets the guidelines as submitted. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.

APPROVAL OF THE MINTUES

Mr. Stowe made a motion to approve the February 25, 2021 minutes. The motion was approved by a unanimous vote.

OTHER BUSINESS

With no further business, the meeting adjourned at 3:36 p.m.

Approved