



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

Commission of Architectural Review

MARCH 25, 2021

3:30 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER**
- II. ROLL CALL**
- III. NEW BUSINESS**
 - 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.
- IV. APPROVAL OF MINUTES FROM FEBRUARY 25, 2020**
- V. ADJOURNMENT**



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

Commission of Architectural Review

STAFF REPORT

DATE: March 19, 2021

TO: Commission of Architectural Review

FROM: Doug Plachcinski, Planning Division Director

RE: **CERTIFICATE OF APPROPRIATENESS REQUEST - 858 PINE STREET**

APPLICANT'S REQUEST

Certificate of Appropriateness Request, 2021-62, was approved in February except for one portion, the reconstruction of an accessory building in the rear yard.

STAFF EVALUATION

The CAR Certificate of Appropriateness application subject property is the north side of Pine Street approximately 620' feet west of the intersection with Jefferson Street. The applicant proposes rebuilding a garden shed.

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

3.0: HISTORIC BUILDING RESTORATION/RENOVATION GUIDELINES

Garages and Other Outbuildings.

Many of the original outbuildings, if they existed, are no longer present or are in poor condition.

Where they are salvageable, historically significant and/or complementary to the primary structure, it would be desirable to keep them. If they are not of adequate size to serve as a garage, they may be useful as garden sheds or similar uses.

ATTACHMENTS

- ✓ Additional photos and explanation of accessory building



Figure 1 - Street view of 858 Pine Street.



Original shed building, located on my property line, this is looking east. The side to the right was facing the street, but behind the demolished house. I refer to this as the South Elevation later in the document,

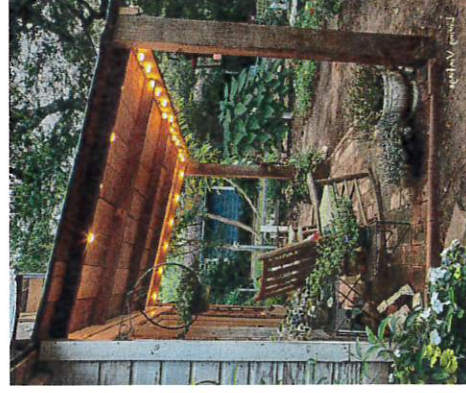
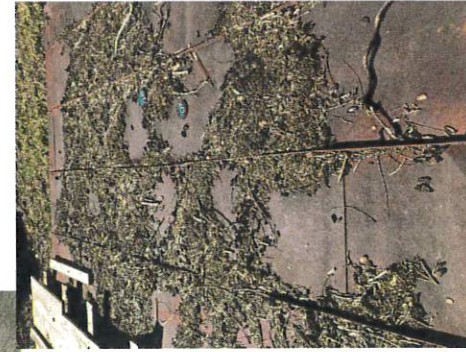
Section from front of building saved in one large piece. Note window, which I may want to add a few more of as I have plenty, and my house has these in later additions.





Proposed new South Elevation, building has rotated 180%
The flagpole will actually be on the far side of the building.

I was able to save the entire span of roof, hope to use it as a porch covering, adding columns etc. This photo depicts something similar.



COMMISSION OF ARCHITECTURAL REVIEW

February 25, 2021

Members Present

Jeffrey Bond
Susan Stilwell
Robert Stowe
Jackson Weller

Members Absent

Robin Crews
Michael Nicholas
Robert Weir

Staff

Doug Plachcinski
Lisa Jones
Clarke Whitfield

Mr. Whitfield called for nominations for Fill in Chairman.

Mr. Stowe made a motion to nominate Ms. Susan Stilwell. The motion was approved by a unanimous vote.

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

ITEMS FOR PUBLIC HEARING

1. UPDATE Certificate of Appropriateness, 2020-243, to perform alterations 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. Additional work CAR must incorporate into the COA includes: revised dumpster pad, exhaust and intake unit on Broad Street size, and additional exterior alterations to porch structures.

Ms. Stilwell opened the Public Hearing.

Present to speak on behalf of this request was Jim and Kathy Cropp. Ms. Cropp stated when they did an asphalt driveway they put a curbing all the way around the building, and the majority of that curbing will keep the water from coming into the house. This place has its own water issues because there are also gutters that come off the house. What we would do is we would put a concrete pad in this area where that piece of wood is, and we would put four bollards to keep the truck from hitting the building. We would protect the building and put sides on it. We would like to not have to put a front on it because of the gates and where it actually would reform for 4 cubic yard dumpster and where it would come out a little bit in the no parking area. This whole area that runs in the back of this building is no parking. The man that we have contacted and we are going to contract with for this job would cut out the asphalt and put in a concrete pad so when the truck pulls up and sits in the front and he lifts it we also will not be destroying the asphalt here. It is going to be kind of an interesting thing because so much has to be done to it to make it work and he can't come in straight across because employees and people from the apartment across the way park there. He would have to come in at an

angle but it would allow us to put the dumpster there. The building would be safe and the investment that has been done to the asphalt will be safe. We could put sides on them but if you are looking at the back of the building there are stairs there. This is the end of the parking lot, it is not The Broad Street view, and the other side looking to it is from the parking lot and doctor's office. We could put fencing to cover the sides, but that is something that we need to do, and if we have to have them come twice a week to get it that is another reason why we haven't asked or looked for it to be put any place else. Behind us is houses, down the alley there are houses. It is the safest place for restaurant refuse, and it would be most convenient for the man that drives the truck. The concrete person and our foreman, we all met together to discuss this, and this was our best plan.

Mr. Bond stated is this the location that was used formerly for a dumpster?

Ms. Cropp stated yes. This window above here that was an opened porch and we have found out some new things about the building. It was an opened porch and there is a brick wall in there and those windows we didn't know this but there was a huge mirror over these windows that had been painted shut and we actually they just set there. This is from the inside looking out and this picture is from the outside looking in and they had painted them but they had covered them with an extremely large mirror. We would like to be able to take those windows out and frame it in, and make that wall even more stable, because there is not a lot holding that wall on the inside. There is a column of brick, and a panel with no real framing that has just set there. There is an outside wall that has been part of the porch, and this is in the back of the building on the left, right, bottom and top were originally sleeping porches that had been modified over the years and they were not modified well. This is one thing that we will need approval to be able to put the dumpster there and put the boards in, the concrete pad, and put the concrete into the asphalt for the truck.

We are putting a second restaurant upstairs and there is this little tiny window that you are going to see here, and above that window is an exhaust fan. This room has not only been a kitchen, bathroom and a bunch of other things, it is right off what might have been the dining room. We want to put a pizza oven on that wall which would mean covering that tiny window with stainless steel. We have gone through two people who have recommended the same thing. The type of hood that we could use there does not need a suppression system. Richard Phelps from the City came and talked us through this. It needs an exhaust intake fan and it would be a louvered 12 by 12 space that would need to come on that side of the building because we are limited by the roof. There has to be a 4-foot allowance past the roof and it needs to be a 10-foot allowance from any opening. This is the inset window that we want to cover and we would remove the exhaust fan and cover that back up. Everything that we would do on this side of the building is going to be done with stucco; it will be painted the color of the building. It will

be stucco so you will not be able to see the change. One of the ways that we can solve this problem that we are facing with the stairs, there are three windows on Broad Street side and corner that faces the parking lot are in bad shape. If we were able to make that a solid wall it would also solve some of the exhaust issues. The equipment, we do not care about placing that in front of the windows, but it would make it a cleaner look. You will notice on that one that is covered with plywood it has been that way for years. There is a little tiny window there that was part of this porch area. We do not know why just a tiny bit of that was cut out because the bathroom is beside there, but all of this whole area has been covered with plywood, and it is warped, and it is peeling. We think that just the solid wall would look better than trying to put a piece of plywood back up there to match what was originally done. We would probably put a small window there where that plywood is because that is an ADA bathroom. Jeff helped us find that because this porch is interesting. The downstairs porch and upstairs porch are very interesting because with it being a sleeping porch, it was also slopping. My grandson would stand at one wall and the ball would not go where he thought it would. This will give you the evidence that this had been a porch years ago, and it actually had a ceiling, porch flooring, and it had a very thin oak strips that had been put on it. This will give you the insight view of where we are going to put the ADA bathroom and we are going to remove those walls.

Mr. Cropp stated just to clarify we are asking to take out the windows on the second floor and on the first floor; we have that plywood on there. Both of those areas were the sleeping porches so structurally they are not for a commercial building. They are not what we want them to be or should be but this will strengthen it. This is on the Broad Street side if you are Main on Broad you are probably would there is a 6-foot rod to the side, and at Main and Broad you would probably would only see about half of that anyhow, but certainly from the front, but from Main you would not. Our ask would be on the bottom and top, because of what they were originally because it is not solid, and we would like to strengthen it, and give us the place to put an intake exhaust fan.

Ms. Cropp stated while we are on Broad Street there is also at the basement level there are three windows and one of the things that we found is that there is painted brick in there but it is painted brick and it is not a happy painted brick. What we would want to do you can't see them very well because there are bushes. One of them has been broken out and it is a security issue, but it is also a foundational issue for that side of the building, which is on Broad Street. There are three of them and we are going to take those bushes out anyway it will be the last thing that the building needs is bushes at the foundation. On Broad Street side, there was termite damage to the extent that there were no floor joists holding up the concrete in the bathroom. That whole section of the bathroom when we got to a very important structural wall was gone and the bathroom floor was gone. That bathroom had been added somewhere along the line. We are

going to keep that bathroom because we need it. It is an interesting house there are three full baths upstairs and a bath and half downstairs. We take down the wall and look up, and the floor joist stucco there had been burned and we are finding evidence of termites in other parts of the building. There are just little pieces of that blind site on Broad Street, you just wouldn't think because they are so tiny that they could do some much damage they nearly ate away the wood. We would like to sure up that foundation. Either we can reinforce those windows a little bit more or we can take them out, and reinforce that wall that supports the house. We had asked you earlier about the handicapped ramp and that is fine, but we have found cost wise that it would better and more efficient if we ran the handicapped ramp down to the front porch pad. Those timbers that you see running along that side the termite damage goes all the way up that wall on the side where those two porches are. This supporting wall was about gone that was holding it up.

Mr. Plachcinski stated you had not opened it up to that point when I visited.

Ms. Cropp stated we were on the edge of that. We were going to put the handicapped ramp here because that had been a door but we found that by the time we had that door made, I could have probably sent my kids to college almost. It was not a cheap door and the ramp itself concrete is not bad. We are hesitant to put wood in many places and we are going to start termite treatment. We want to take the ramp across the front and just veer off a little bit and have it come on to the steps. It made sense anyway because the landing on the steps had about this much up to the threshold and we were reading you could not have that kind of step into a threshold. We would have to put a new pad on top of those steps and rework them anyway. It makes sense to put everything together and we are going to put the rod iron railing on the wheel chair ramp. The last thing and this is not something that right now we would probably not financially attack but we found out that there had been awnings over the windows and over the porch and color wise they would blend in with what we have if we would get to the point where we could put awnings there, because the windows are not like most weathered. It is either on the coldest day and the sun coming in those windows it was about 65 degrees on the front porch and the house was about 50. What was there in 1893, when it was built was wood, and somewhere along the line they covered, the wood with stucco, which a good number of houses, have done it. There are some things that have been redone so many times that we were hoping that since they were not original to the building anyway was it okay if we made some of it a lot more attractive than it is right now with the plywood, and the rotted windows.

Mr. Bond stated I do have one comment about the awnings or question that may help with that. The Certificate of Appropriateness has a time limit and I think it is a year. If it were more than a year then you would have to come back.

Mr. Cropp stated the other thing that we have not received permission for is painting the exterior of the building. We got permission to paint the trim, which is great, but we have since decided that we might want to paint the exterior. If we could come back and say, we would like to do this color.

Ms. Cropp stated it would be something less yellow.

Ms. Stilwell stated we don't control paint colors.

Mr. Cropp stated I was under the impression that it needed to fall within the historic preservation pallet.

Ms. Stilwell stated that is what I remembered.

Ms. Cropp stated I could leave you these pictures to spread around if that would be helpful since you could not see them on the slide. One of the things about the picture that is up there, the area that we are talking about is at an angle that many people could not see even sitting at that light. Therefore, that gives you a little bit of an idea and that far side where we have all those bad situations with the windows and the plywood it gives you an idea of what the perspective would be. You would not see it at all coming up Main Street and if you were sitting at the light, you would not see the whole thing. If you saw from the inside and the outside, it really would make the building more attractive and make it more stable as far as the sides of the building and the foundation of it. Are there any questions?

Mr. Plachcinski stated I'd just add the commissioners are correct colors are highly subjective and these guidelines do not dictate color choices, but consideration should be given to adjacent properties in the historic preservation when choosing colors. As far as this goes, you probably would want to double check that the pallet you pick falls within line of whatever the preservation office has so that those cost maybe going towards any tax credits that you apply for.

Ms. Cropp stated most of the buildings around it are a little more creamy or whiter and that is what we would lean towards. The painters said it does not look like they took care of the body of the building but the trim and all leaves a bit to desire for weather and everything else.

Mr. Bond stated I have a couple of questions is there any more information on the patios and fencing that you can provide?

Ms. Cropp stated the fencing looks exactly like what is on the steps because you were not here at the meeting. It will be exactly like the steps. There will be two gates one at the front and one at the back where there is a side porch. Several people have brought

up to us about the security on that side porch because our bar is going to come off that side porch. In the six years at ME's we have only had one Dine and Dash.

Mr. Bond stated that portion of it was already approved?

Mr. Cropp stated that is correct.

Mr. Paul Liepe, Main Street. Mr. Liepe stated we are all in the Old West End happy to see King Cropp coming but I have to say that at the same time and the same as the last time that Jim and Kathy were here the audience has been, the public has been unable to see what it is that they are proposing. I am unable to comment because this truly has not been a public hearing. We do not have the same information as the commissioners. I raised this issue last month to the City Attorney and I was promised it would be resolved and it has not been.

Mr. Whitfield stated I think you have all the information that we have except for ...

Mr. Liepe stated the commissioners have seen more than a dozen photos and I have seen zero.

Mr. Whitfield stated there was supposed to be a presentation and their mac apparently doesn't talk to our system.

Mr. Liepe stated where?

Mr. Cropp stated right here.

Ms. Cropp stated none of my apple products work with this. Therefore, that is another reason you didn't see. I am very sorry.

Mr. Liepe stated I support King Cropp and I think the problem with public hearing process is that we don't get to see the same thing that the commissioners see.

Ms. Stilwell stated I would be glad to give you a few moments to look at the photographs.

Mr. Liepe stated how to lead without the subscriptions.

Ms. Cropp stated some of them have writing on them so you can see that. I am more than happy to put this together and give you those.

Mr. Liepe stated I understand but it would be far too late to form an opinion for this meeting.

Ms. Stilwell closed the Public Hearing.

Mr. Stowe made a motion that the dumpster pad request does not meet the guidelines as submitted. Mr. Weller seconded the motion. The motion was approved by a 3-0-1 vote. (Mr. Bond Abstained)

Mr. Stowe made a motion to approve the dumpster pad request as it does not have an adverse effect on the district or neighborhood. Mr. Weller seconded the motion. The motion was approved by a 3-0-1 vote. (Mr. Bond Abstained)

Mr. Stowe made a motion that the request to close in (windows) that were originally porches, and to put in exhaust and intake fan, which is part of that enclosure does not meet the guidelines as submitted. Mr. Weller seconded the motion. The motion was denied by a 3-0-1 vote. (Mr. Bond Abstained)

Mr. Stowe made a motion to approve the request to close in those windows where the original porches were and to improve the inclusion of the exhaust and intake fan, as it does not have an adverse effect on the district or neighborhood. Mr. Weller seconded the motion. The motion was approved by a 3-0-1 vote. (Mr. Bond Abstained)

Mr. Stowe made a motion that we amend our previous approval based on the new zoning. Mr. Weller seconded the motion. The motion was approved by a 3-0-1 vote. (Mr. Bond Abstained)

They decided to wait and vote on the awnings at a later date when they have materials and color to present to the commissioners.

2. Certificate of Appropriateness Request, 2021-62, to restore 858 Pine Street. The proposed scope of work includes replacing rear stairs and porch, adding mechanical units, and rebuilding a garden shed. The applicant will use like replacement materials as shown in their application.

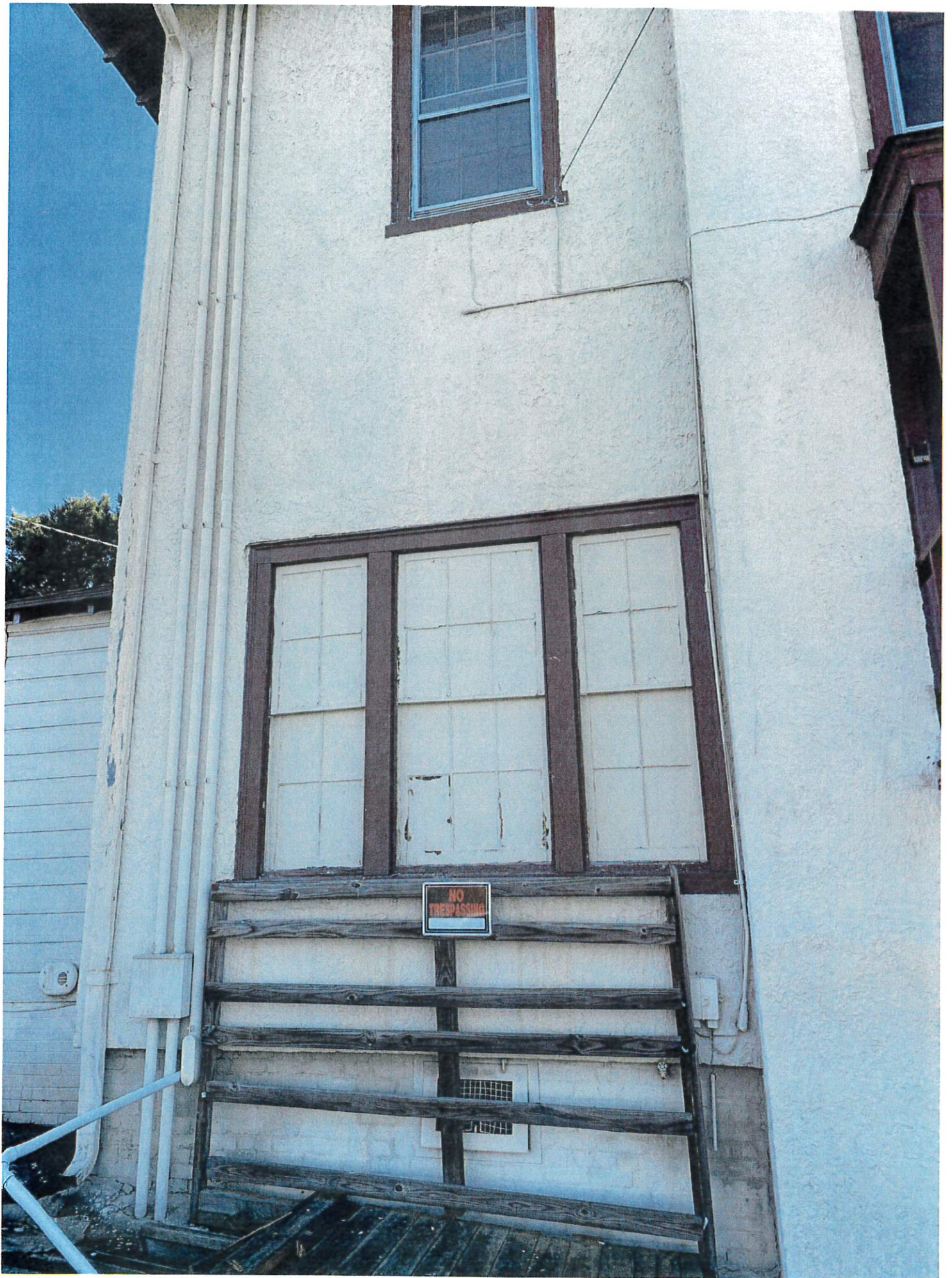
Ms. Stilwell opened the Public Hearing.

Present to speak on behalf of this request was Nichole Lewis, owner of 858 Pine Street. Ms. Lewis stated I do not have paperwork but it is up there. The first thing that I am doing and I have already done some of the work, I have restored the front porch and the first photo is from about the time that I bought it. It was part of my agreement to get that done within two months and it has been done and approved. My next scope of work was to restore the foundation where parts of it were missing and to bring the house up to about six to eight inches in certain spots. All of the work is pretty much underneath the house. We go from the sequence of where I am at, replace windows, work on soffits and stuff, and got all of that done. The inside of the house is structurally sound and all to code and improved. There is always something that you find that you had no idea was

1. Dumpster - Concrete pad with drain system to allow for run-off from corner of building to Broad Street.
 - a. Add 4 bollards against building to protect the building from the dumpster
 - b. If necessary we can build a wooden corral around the sides
 - c. We want to deinstall the windows over the dumpster and make a solid wall. Currently the window is just placed in and not fully anchored. (they are currently painted the color of the building. The inside had a massive mirror covering the windows.
2. Broad Street back end of building: (2nd Level)
 - a. Install an intake and exhaust fan system for the pizza oven on side of building
 - b. Cover the kitchen window with stainless steel for pizza oven
 - c. Take out the windows on the 2nd floor side, plus the first corner window. This will give 10 foot allowance for exhaust fan. We would frame, stucco and paint to match building
 - i. These areas were originally sleeping porches - several pictures showing they were porches
 - d. (1st Level Broad Street) Remove the ply wood boards (that are currently warped) - Remove the windows, frame, stucco and paint
3. We want to remove the windows at Broad Street basement level for security of building as well as strengthen foundation
4. We want to move the handicap ramp from a side door (which does not currently exist and will have to be manufactured and for which we already have approval) to the front entrance. The landing will be raised and made larger, and steps reworked so that treads are appropriately sized for ascending and descending
5. It appears that awnings were on the building at some point. Could we add awnings should we choose to do so? We would do this over each window.









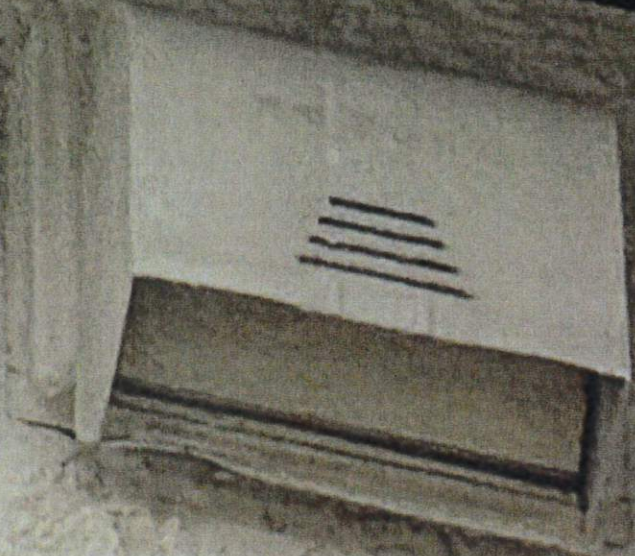
Area for vent
2 cover this window
3 window up
& down to remove

← ADA Bathroom -



Cover this
window

Close up
of vent already
there -







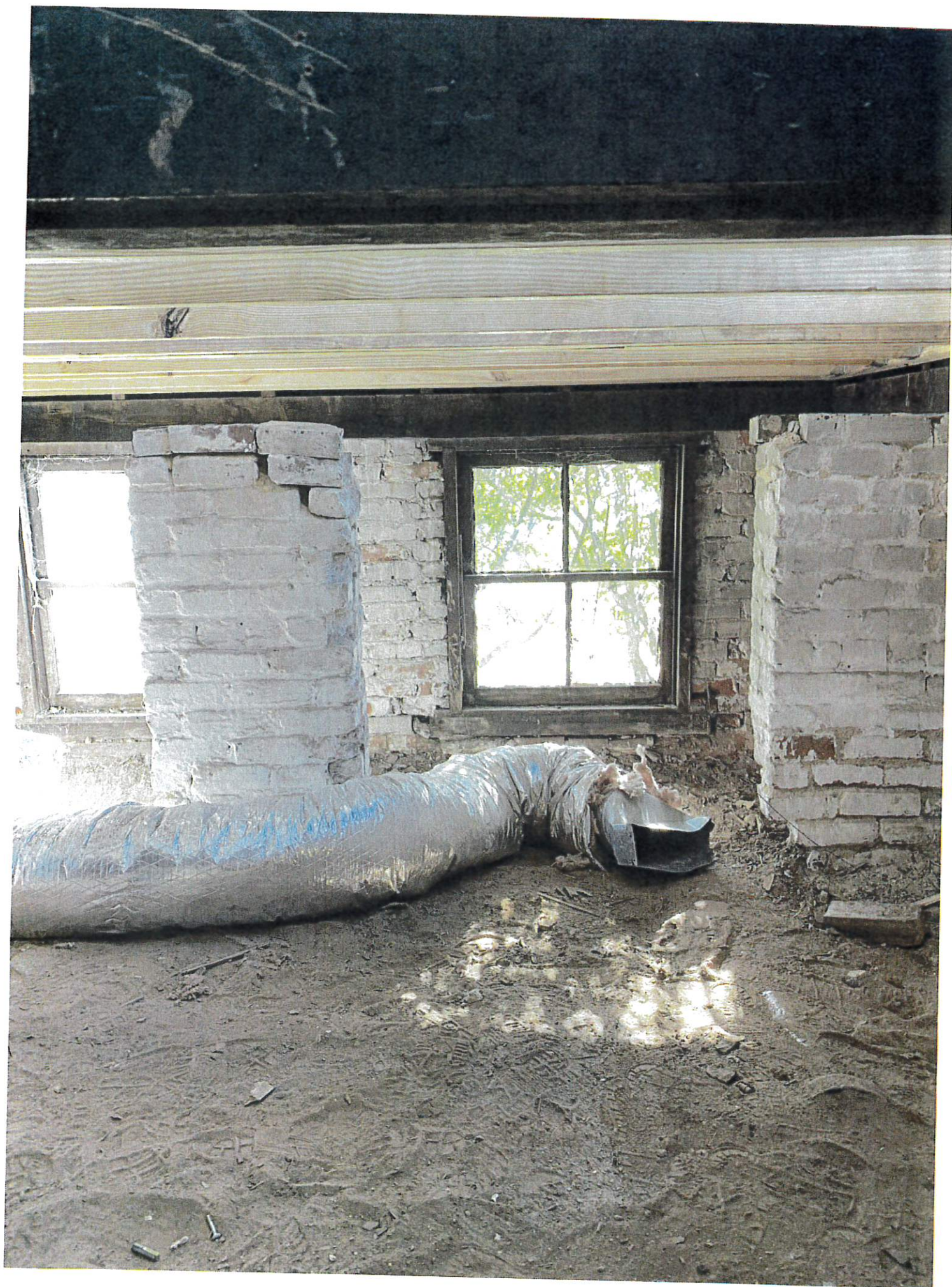


take
out

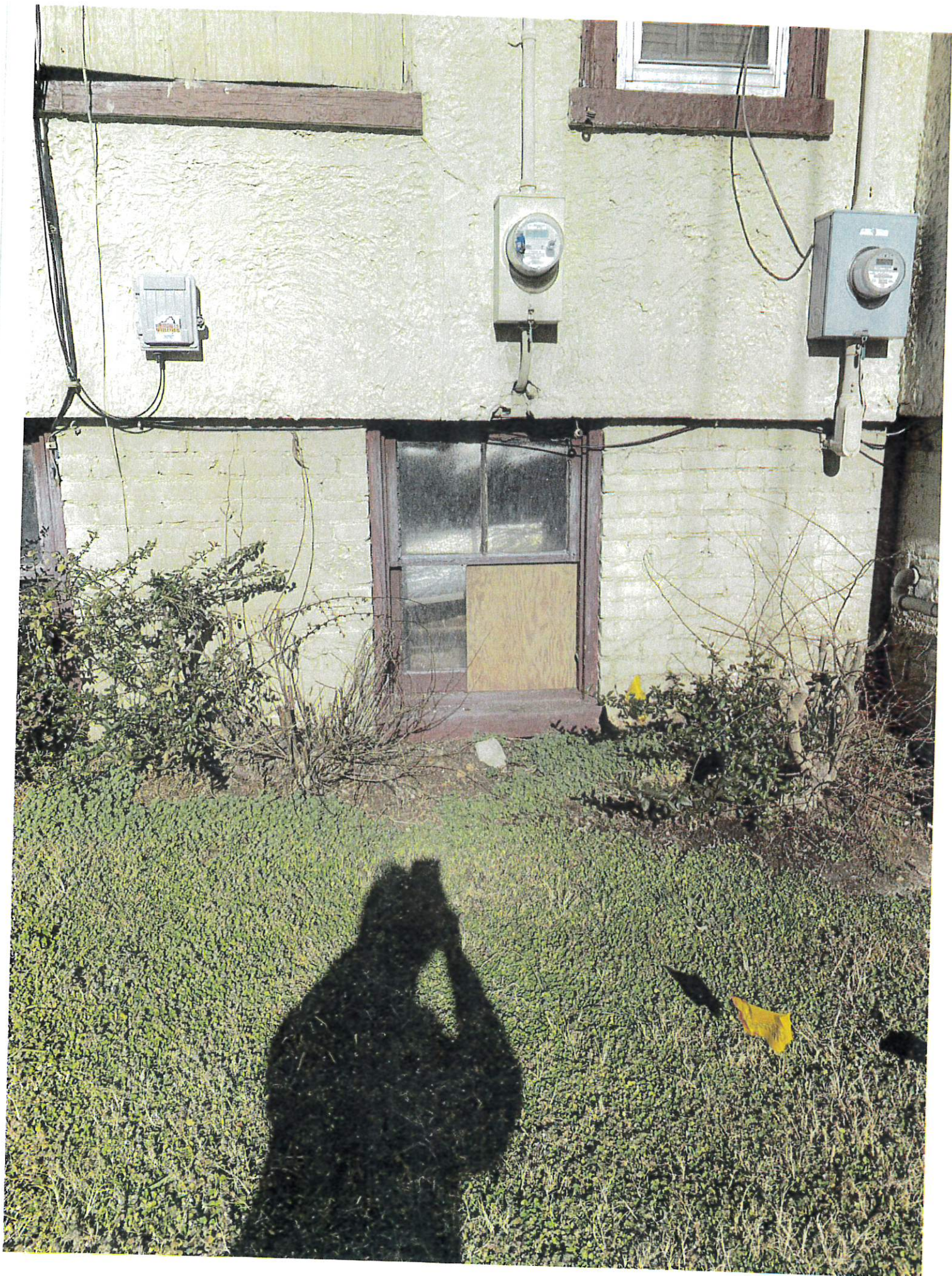
take out

ADA bathroom
+ server
space

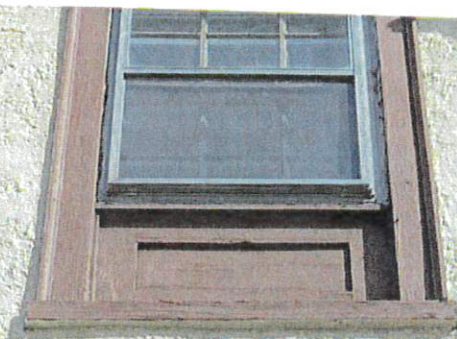












Evidence of
Aronsohn



Evidence it was an
open sleeping porch -
1st floor porch -



there. One of my issues was they covered up a lot of windows and unfortunately there was a huge type of window in the house. There were a mix of six additions towards the back of the house. We found places of where there were windows and there were places that we were not sure because it was just like plywood or paper over the covering over the parts in the back. The front looked good but the back looked horrible. The drawings that I did here kind of show the shape of the house in the back because when I submitted the building permit there was some concerns that the exit porch would be visible from the street but not really the way the house drops. My proposal is to put a doorway that goes to nowhere; there are two of them, one on the upper level and the other on the lower level. I want to put them together with an enclosed looking porch and I have matching columns to the front to put on with a metal shed roof. I was using free decking software I didn't have enough height to show the double level but I wanted to put the stairs to the inside of the house which would be more typical of an enclosed porch. The only addition to my home will be a small egress deck/porch for fire safety from both the upper and lower level. I did check with the inspector, Mr. Willis about the height, and using 6x6 piers on upper platform would be sufficient to bear the load. The stairs depicted on the upper platform will actually connect to the lower deck platform (about 4 feet of the ground). I received from Paul that the City did have plans for 858 Pine Street West Elevation that they drew. They actually had called about cutting off the backside of the house and I opted to leave it. There is a separate apartment entrance and I am going to use it as a guest quarters because my son-in-law is allergic to cats. There is this ugly and useless door overhang, causing more rot and decay on the structure. I would like to add a new metal shed overhang with proper supports, styled to match the front porch. I would like to put a mini split pad because my HVAC person said in order to heat and cool the house we have to have one on one side and one on another; that it is the best economic way of doing it. It will not be necessarily visible from the street but I can put a picket fence or something like that. Then I would like to add a recycled brick paver patio, approximately 10x20 and add privacy fence to enclose the patio.

Mr. Bond stated how are they routing the refrigerator and condensate lines with the mini-split?

Ms. Lewis stated all lines would be routed inside the house.

Mr. Bond stated so you will have a refrigerator line from the outdoor unit to the indoor unit. I am assuming since you are doing all of this nice work from the exterior you don't want to have a copper line running up the side of the house.

Ms. Lewis stated no, it would be inside the door. The house next door to my house was demolished. Because of the walls being demolished they couldn't let me keep my garden shed in place. I was hoping to use that for gardening. The shed had to be torn

down, so I got my people to cut it in segments, we took a smaller footprint of it, and we left it in my yard to be assembled as a garden shed on my property.

Ms. Stilwell closed the Public Hearing.

Mr. Bond stated do you know what the garden shed will look like when it is reconstructed?

Ms. Lewis stated it is German siding and it has a metal roof, which we took the metal roof as well because it had four rooms in between. We took one room that had walls on it but the roof was bigger because it had a second room so it will have an overhang too. The roof matches the roof on my house.

Mr. Bond stated does the commission need any pictures or drawings of what the shed may look like?

Ms. Stilwell stated I vaguely remember some of those things but it has been a long time since I have looked individually at every house.

Ms. Lewis stated you could see that it was right on my property line and again that is where the circle is. That is where the original footprint of it was. By taking it and moving over to my side of the property, it is going to be something that was in the neighborhood already and so it would not be new construction.

Ms. Stilwell stated City Attorney what do you think? Do we need more information on the garden shed?

Mr. Whitfield stated to make sure that your Certificate of Appropriateness is being followed you probably do need something more like a picture taken previously or a quick architectural drawing something like that would suffice. That might be something that you want to delay and if you take these one by one when you got to that one you could table it or postpone until the next meeting. That way it will be moved to the meeting without an application fee.

Mr. Bond stated what is staff's recommendation of these three items?

Mr. Plachcinski stated we typically have not been asked to provide a direct recommendation. I believe that all three and if the applicant presents evidence that, the reconstructive garden shed will meet the architectural guidelines of all three that are compliant. The mechanical units will be out of visibility and the other side improvements essentially invisible from the street. I think the proposal is consistent to the guidelines.

Mr. Stowe made a motion to approve the back deck and porch as it meets the guidelines as submitted. Mr. Bond seconded the motion. The motion was approved by a 4-0 vote.

Mr. Bond made a motion to approve the Westside Improvements provided the refrigerator and electrical lines are ran inside and that it meets the guidelines as submitted. Mr. Stowe seconded the motion. The motion was approved by a 4-0 vote.

Mr. Stowe made a motion that the proposal to add mini-split onto existing concrete pad behind the retaining wall does not meet the guidelines. Mr. Weller seconded the motion. The motion was approved by a 4-0 vote.

Mr. Stowe made a motion to approve the mini-split onto existing concrete pad behind the retaining wall as it does not have an adverse effect on the district or neighborhood. Mr. Weller seconded the motion. The motion was approved by a 4-0 vote.

Mr. Stowe made a motion to postpone consideration of the rebuilding the garden shed until the next meeting. Mr. Bond seconded the motion. The motion was approved by 4-0 vote.

3. Certificate of Appropriateness Request, 2021-63, to restore 887 Pine Street. The proposed scope of work includes replacing existing asphalt shingles, gutters and downspouts, and 6 over 6 windows. The applicant will use like replacement materials.

Ms. Stilwell opened the Public Hearing.

Present to speak on behalf of this request was James Buckner, owner of 887 Pine Street. Mr. Buckner stated I would also like to request the ability to improve the mechanical system for the house. Some of you may know it is a duplex and both meters are on one side of the house, both gas meters are on one side of the house. I guess at one time it was okay to run gas lines from one apartment to another apartment, and power could just run under the floorboard through the basement. I would like to move the meters respectively one for each side to the back of the house. As well as the gas meters to the back of the house, so they are not visible from the street. In the rear of the house, I will be putting the HVAC units back there as well, just so they will not be visible from the street. The porch rails are in very bad shape. They are rotten and the handrails coming down from the porch to the sidewalk are just 2x4's and 4x4's. Personally I think they look hideous. I would like to replace that with something that would enhance the front of the house quite a bit more than just a 2x4 or 4x4 nailed together. I have to beg your forgiveness from the commission; I put a roof on it already, replaced like with like. The asphalt shingles were on it when I purchased the house. When we demoed the upstairs bathroom, we could see the sun shining through the cracks in the ceiling and through the roof, which led to a whole lot of problems. You can stand in the basement and look all the way out through the roof. I needed to get that fixed so we could continue

the renovations on the inside restorations. To the outside we would like to get the Board's approval to replace the 6 over 6 windows with whatever you guys see fit for us to use. I don't want to say the dreaded "v" word since I do like them insulated, but I'm okay with replacing them with wood replacement windows that are insulated. That's what I would like to do, is make these. I think they were built like lower income housing just to serve a need. I would like to keep them relatively affordable in comparison to everything else in the neighborhood. I would like them to be super energy efficient. I will have new insulation installed all throughout and you people are more than welcome to come by and see it anytime. There is not a piece of plaster left on the walls, all of that has been removed. The front doors, we will likely repair those or replace those with like if I can. They have some bad cracks in them over the years, and I think it has been a rental since the time it was built. This one particularly in the front door are in bad shape. If they are replaced they will be replaced with something that is exactly like what is there because I love the look of it. The reason I bought it, I think it is one of the coolest little brick duplexes around especially in the area. I do not think there is but one other brick duplex, and that is around the corner and it is more boxed and not really a house. I don't have much more than that.

Ms. Stilwell stated I know how you can make the windows more energy secured. You can add a storm window or you can add a panel on the inside. The windows are the defining issue of any building. When you start changing the windows, you can destroy the architectural integrity of the property.

Mr. Buckner stated that was not my intention at all. My intentions are to keep this as much as it looks right now and as close as it looks right now as possible. I would just like to be more energy efficient. If the board would allow me to do so, I will replace them with 6 over 6.

Ms. Stilwell stated could they be repaired?

Mr. Buckner stated the windows were destroyed. When I bought it, the people that were living in one side of it had a unit air conditioner that they had pushed out of the window. They left the window opened and had a piece of plastic there with a slit in it and they were throwing beer cans out in the back yard. They were piling up as tall as this table. The other side had been vacant for probably a year and a half and with the roof, being the way it was you can imagine how the gutters were too. The gutters were over flowing and water was running back into the house down exactly right on those windows. They are rotten all the way around and the casings are rotten. They are in worse shape than I have ever seen them.

Ms. Stilwell stated the gutters and downspouts you are replacing them.

Mr. Buckner stated they have already been replaced.

Ms. Stilwell stated they have been.

Mr. Buckner stated yes.

Mr. Bond stated do you know what year the house was built?

Mr. Buckner stated I think 1940 was the last record that I could find.

Ms. Stilwell stated many of those houses were built in the late 20's and early 30's.

Mr. Bond stated what is your year schedule? It will depend on how we review these?

Mr. Buckner stated we pumped the brakes after we got the roof and inside torn out. I am hoping that it will be done by June. I have a crew that is just itching and ready to get back in there and finish. I am just waiting until I can get a permit. Poole's Plumbing is going to do the plumbing for me and River District Electric is going to do all the electric work for me on the inside. We are just waiting to get that. We have talked to Peyton about doing all the HVAC work as well.

Ms. Stilwell stated are you going to replace the balusters on the porch?

Mr. Buckner stated with what is there yes.

Ms. Stilwell stated with wood?

Mr. Buckner stated yes.

Mr. Bond stated what are your thoughts for the handrail for the steps?

Mr. Buckner stated it would be something similar.

Mr. Cody Foster, who lives at 835 Pine Street, stated I could commiserate completely with him as far as the window repair. The issue I guess that I am bringing to the table is that ugly "d" word: development. If that would be approved, I think that creates a slope here with the standards that we have in the Old West End. I will have to restore the windows and I will be putting in Arch 20 double insulated invisible storm window from the interior. Which we have made the proper rating. We are just concerned about the exterior windows.

Ms. Ann Williams, who owns 875 Green Street stated I just want to say I think that windows in a historic building as Ms. Stilwell said defines the neighborhood and building. I think that very few cannot be repaired, and there is a historic window repair company in Greensboro and Lynchburg. As far as the insulation, I think that when you move into a historic district that might be one of the tradeoffs you make is that you have old windows. Like Cody Foster said, you can put invisible storm windows on the inside and the house that I bought has ugly storm windows on the outside. I am just leaving

them now until I get the windows repaired and I will put them on the inside. I hate to see original materials replaced with new materials. Even if you put wood windows, are they going to have a vinyl grill on them? That is not a 6 over 6 window. I think the Old West End has the potential to morph into a huge tourist attraction for this city. I think that we should protect it at all cost and protect original materials and original look of the building.

Ms. Stilwell stated there are not many windows in the Old West End that have 6 over 6? That is an unusual patterning of windows in that area.

Ms. Stilwell closed the Public Hearing.

Mr. Bond stated it looks like the request is to replace with like materials is that correct?

Mr. Buckner stated that is correct. I will keep the 6 over 6 and I would never change that. I love the look of it and that is why I bought it.

Mr. Stowe made a motion that we approve the roof as it meets the guidelines. Mr. Bond seconded the motion. The motion was approved by a 4-0 vote.

Mr. Bond made a motion that we approve the replacement of the downspouts and gutters as it meets the guidelines. Mr. Stowe seconded the motion. The motion was approved by a 4-0 vote.

Mr. Stowe made a motion that we approve the replacement of handrails by the stairs and the pickets on the porch with like material as it meets the guidelines. Mr. Weller seconded the motion. The motion was approved by a 4-0 vote.

Mr. Stowe made a motion that we approve the request that the windows to be replaced with appropriate configuration and materials and no vinyl as it meets the guidelines. Mr. Weller second the motion. The motion was approved by a 4-0 vote.

APPROVAL OF THE MINTUES

Mr. Stowe made a motion to approve the January 28, 2021 minutes. The motion was approved by a unanimous vote.

OTHER BUSINESS

With no further business, the meeting adjourned at 5:10 p.m.

Approved