

**MINUTES OF HISTORIC AND ARCHITECTURAL REVIEW BOARD
MAY 10, 2007**

Members Present

Jennifer Norris, David Heim, James McElroy, Debbie Rountree, Murray Goodwin

Staff Present

Rhonda Smith, Debra Rose, Wilfredo Bonilla

Pre-Meeting

The pre-meeting was called to order at 5:30 p.m. Minutes from the April 12, 2007 meeting were reviewed. Mr. McElroy made a motion to approve the minutes, followed by a second by Mr. Heim. Motion carried.

Ms. Smith gave the administrative report, followed by the zoning report. Ms. Rose reported that she had reviewed the list of violations received from Ms. Weaver and Ms. Alexander, former members of the Review Board. It has been difficult to process the violations because some owners have sold the properties or have been hard to find. Some of the cases have been resolved with Certificates of Appropriateness. She stated that the judges are not very supportive of the cases that go to court.

Old Business

Ms. Norris said that she had spoken with Mr. Lilly of the South Norfolk Civic League. They agreed that they would like to meet with the judges to emphasize the importance of enforcing the Historic District regulations. Mr. Heim asked Mr. Bonilla what happens when judges rule on violations. Mr. Bonilla said that the City does have the right to appeal. The Historic District Guidelines are based on state statues and a legal argument can be made.

Ms. Norris reported that the text amendment to send appeals to Circuit Court was denied at the May 8, 2007 City Council meeting.

New Business

Election of Officers was scheduled for the May meeting per By Laws. Mr. Kish made a motion to retain the current officers, Ms. Norris as Chairperson and Mr. Heim as Co-Chairperson. Mr. McElroy offered a second to the motion. Motion carried 6-0. Ms. Norris made a motion to retain Ms. Smith as recording secretary, followed by a second from Mr. Heim. Motion carried 6-0.

Ms. Smith presented an application that was received after the May deadline. The applicants said that their roof is in bad shape and they realized that the deadline had passed; however, they requested that their situation be considered as an emergency. Members discussed the application and there will be a quorum to meet on Thursday, May 17.

Regular Agenda

1430 Decatur Street – Extend roof line. House is contributing. The applicant reported that he had already extended his roof line but was approached by an inspector who told him that he needed a Certificate of Appropriateness. Ms. Smith said that she had misunderstood that the work had already been completed. Ms. Norris said that she had driven by the property and it was difficult to see from the street. Mr. Kish made a motion to approve the roof line with the fascia board installed on the two open sides to be painted white to match the house. The extension is in keeping with the guidelines of the Historic District. Mr. Goodwin offered a second to the motion. Motion carried 6-0.

1138 Stewart Street – Replacement windows. House is contributing. The applicant presented brochures of vinyl and wooden windows. Board members reviewed the brochures and pictures of the existing wooden windows. The evidence presented was not acceptable as un-repairable windows. Windows are a major component of historical structures and every effort should be made to preserve them. Ms. Norris and Ms. Rountree said that the windows appeared to need scraping and repainting. The applicant said there was damage to the weights in the windows. Ms. Norris said that there are repair kits available for this type of window. She also presented pictures of deteriorated windows as an example of what the board accepts as extreme deterioration. The applicant said that his windows were not in that condition. Mr. Heim made a motion to deny the windows based on the evidence presented for deterioration beyond repair. Mr. Kish offered a second to the motion. Motion carried 6-0.

1212 Holly Avenue – Rebuild exterior stairs and install driveway. House is contributing. Board members had questions about several elements of the proposal. Among the questions were the measurements, proposed side windows and the driveway. Mr. Kish made a motion to continue the application for additional information as discussed. Mr. McElroy offered a second to the motion. Motion carried 6-0.

1313 Holly Avenue – Add attached garage. House is contributing. Ms. Norris noted that the Board had never approved an attached garage. She thought that attached garages are not historical. The applicant said that he needed space to store tools and would not use the structure for housing a vehicle. He said that the existing shed in the rear yard was in bad shape and he had considered demolishing and replacing it. The existing shed is not visible from a paved, public right-of-way. Ms. Norris advised him that the Board had no

jurisdiction over items that were not visible. That being said, the applicant decided to demolish and rebuild the existing shed and he withdrew the application.

1416 Rodgers Street – Install shutters. House is contributing. The applicant amended her application to include painting the second house at 1418 Rodgers Street. Ms. Rountree asked if the house at 1416 had shutter hooks. Ms. Norris stated that the Board has approved shutters if they were one-half the width of the windows. The applicant said that the house had been covered in approved vinyl siding and there was no way to tell if shutter hooks were present. Ms. Norris said that the width requirement was to give new shutters the appearance of being functional. The space between the front windows was narrow so it was unlikely that shutters ever existed. Mr. Heim made a motion to deny the shutters because there was no evidence that shutters were ever installed and to approve exterior paint at 1416 Rodgers Street from the Historic Palette because the approval is in keeping with the guidelines of the Historic District. Mr. Kish offered a second to the motion. Motion carried 6-0.

1201 Seaboard Avenue – Install shed. House is contributing. The applicants had sent notice that they were unable to attend the meeting. Board members reviewed the application and noted that the applicant had selected a more appropriate shed this time (a previous application had recently been denied). Mr. Kish made a motion to approve the shed as submitted and painted to match the house. Ms. Rountree offered a second to the motion. Motion carried 6-0.

After the regular agenda was completed, there were questions from residents in the audience. They asked about the difference in contributing and non-contributing. It was explained that this status was a classification of structures from the National Register of Historic Places. Structures were classified as contributing if they were at least 50 years old. Two residents were concerned because they understood the objective to improve the appearance of the District; however their buildings were constructed in the 80s. Ms. Norris said that their properties would be considered non-contributing and any application they might file would be reviewed under less stringent requirements. Another new resident of the District said that he attended the meeting to learn how the board operated. He also asked Board members and staff to introduce themselves.

There being no further business, the meeting was adjourned at 7:15 p.m.