

HISTORIC PRESERVATION REVIEW COMMISSION
232 N. Queen Street
October 17, 2011
Regular Meeting, 7:00 PM.
J. Oakley Seibert Council Chambers

With a quorum present, Chairman Don Wood called the regular scheduled meeting of the Historic Preservation Review Commission to order at 7:00 pm. The following members were present: Don Wood, Gary Gimbel, Steve Knipe, Mark Jordan, Lisa Clipp, and Sarah Thompson. Not present were Ronald Muth, Nell Thompson and Keven Walker. Also in attendance were Legal Counsel Kin Sayre, City Planner Tracy Smith and Planning Secretary, Windy Miller.

City Planner Tracy Smith stated for the record that we had been notified of the passing of Commissioner Ronald Muth.

APPROVAL OF September 12, 2011 MEETING MINUTES.

Commissioner L. Clipp made the motion to approve the minutes as presented. Commissioner Jordan seconded the motion, which was followed by a unanimous vote of "aye". Motion carried.

UNFINISHED BUSINESS

1. CASE # HP 11-042. 120 W. John Street. Public Hearing. Application for Certificate of Appropriateness to demolish structure. Diocese of Wheeling- Charleston, applicant.

Commissioner Knipe asked that he be recused from hearing the case, as he was on the pastoral counsel during the time of proposal.

Commissioner Clipp made the motion that Commissioner Knipe be recused from the case. Commissioner Jordan seconded the motion, which was followed by a unanimous vote of "aye." Motion carried.

John Reardon presented the request to demolish the structure located at 120 West John Street. Mr. Reardon went on to say that at the last meeting the case was tabled so there could be an environmental air quality test done. After the environmental consultant did the testing, they found that there should be no human occupants go in the building without respirators.

Commissioner Jordan asks the board to explain the historical significance of the building since he was not raised in the area.

Commissioner Gimbel read from the Architectural and Pictorial history of Berkeley County, Volume 2 page 115. "120 West John Street, a very large and fine Georgian revival building, it is loaded with architectural detailing and is a magnificent well built structure of brick on a high cut stone foundation with water table. The building is quite beautiful and an excellent example of the Georgian revival architectural for public building." Commissioner Gimbel went on to say that the building has a architectural and historical significance to the city and part of the street scape of the area, and there is also an emotional attachment to some area residents.

Commissioner Clipp stated that the demolition of the building will remove a significant part of history from the street and neighborhood; it would be quite a loss to lose such a building.

The public hearing was opened at 7:09 pm. As no one came forward to speak for or against the request, the public hearing was closed at 7:09 pm.

Discussions included but were not limited to the history of the property with the Diocese, intended future uses, what will be done with the lot after demolition if the commission allows and the historical significance of the building.

Commissioner S. Thompson stated that to her the building seems to be out of place, an eyesore as it is, a public nuisance and a health issue. She went on to say that there is no one who is willing to take on the cost of renovation or the environmental clean-up needed, the best thing that could happen would be to tear the building down.

Commissioner Clipp asked Chairman Wood to give his opinion on the building.

Chairman Wood said he has to agree with Sarah [Commissioner S. Thompson] and that the building was a wonderful building at one time, but with the economy and how the building was auctioned off, the bad point is that no one is interested in restoring it because it would be very costly.

Mr. Reardon went on to say that in 2007 the Diocese bought it at the auction, got bids for the demolition of the building and had all utilities cut at that time; that they had no intention of using the structure.

City Planner Tracy Smith stated that just this past winter somebody applied to use the building as a cold weather shelter.

Mr. Reardon confirmed that it is was their friends at Catholic Charities and when he found out that they wanted to use the building he came and did an inspection of the property and based on his findings in the building and the magnitude of work involved decide that it was not to be used. He went on to notify the Diocese that they should proceed with the demolition of the building. Mr. Reardon stated that they never would have permitted the use of the building for the cold weather shelter based on the evaluation of the property.

Ms. Smith asked Mr. Reardon what they propose to do with the land if the Commission allows the demolition. Seed it and stabilize it? Or gravel? Or a parking area?

Mr. Reardon stated for the record that they will demolish the building per city guidelines, put down top soil and seed it, and then take care of it along with the rest of the grounds. It will become a nice looking green space, there are no future plans for extending parking or building anything else there in the immediate future. Maintenance will be kept up by St. Joseph's parish and their maintenance man. The Diocese owns the property and will make sure it is taken care of.

Commissioner Clipp made the motion to approve the demolition as proposed. Commissioner S. Thompson seconded the motion, which was followed by a vote of three-to-one as follows:

Commissioners Clipp, Gimbel, and Jordan vote of “nay.” Commissioner S. Thompson vote of “aye.” Motion denied.

OLD BUSINESS

None

NEW BUSINESS

1. CASE # HP 11-048. 130 N. Raleigh Street (Bob’s Carryout). Public Hearing. Application for Certificate of Appropriateness to paint structure. Robert Widmeyer, applicant.

Robert Widmeyer, owner of Bob’s Carryout, presented the request to paint the building.

Public hearing was opened at 7:41 pm. As no one came forward to speak for or against the request, the public hearing was closed at 7:41 pm.

Commissioner Gimbel made the motion to approve the application as presented. Commissioner Jordan seconded the motion, which was followed by a unanimous vote of “aye.” Motion carried.

2. CASE # HP 11-049. 119 E. Race Street. Public Hearing. Application for Certificate of Appropriateness to install windows. Bonn Poland, applicant.

Bonn Poland presented the request to install vinyl replacement windows with a two-over-two configuration.

The public hearing was opened at 7:43 pm. As no one spoke for or against the request, the public hearing was closed at 7:43 pm.

Discussions included but were not limited to the windowpane configurations, current use of the building, and clarification of what part of the windows will be replaced.

Commissioner Clipp asked the applicant to explain how the trim will be replaced.

Mr. Poland went on to say that the contractor who has given him an estimate will wrap the wood trim with a type of painted steel that would be pre-finished white to look like part of the window.

Commissioner S. Thompson stated that isn’t it possible to do a complete vinyl replacement for the whole window structure, instead of using metal? You can’t tell the difference.

Commissioner Clipp stated that wrapping the windows with metal would only cause more problems. Moisture will be an issue. Anytime you cover over a structure you leave the possibility for moisture to accumulate underneath the new material and old material, and then you open the door for more problems.

Commissioner Clipp made the motion that the approval be for vinyl replacement sash, with the stipulation that the frames and sills remain wood. Commissioner Jordan seconded the motion, which was followed by a unanimous vote of “aye.” Motion carried.

3. CASE # HP 11-050. 120/122 W. Martin Street. Public Hearing. Application for Certificate of Appropriateness to install fence, and replace light fixture. Rev. Janis Wright, applicant.

Virgie Moore, representing Church Without Walls Ministries, presented the request to install two outdoor light fixture and to put up a privacy fence.

The public hearing was opened at 8:05 pm. As no one spoke for or against the request, the public hearing was closed at 8:05 pm.

Commissioner S. Thompson made the motion to approve the request to install two outdoor light fixtures. Commissioner Knipe seconded the motion, which was followed by a unanimous vote of "aye." Motion carried.

Discussions included but were not limited to type of fencing that would be used, and how the fence will be placed on property.

Commissioner S. Thompson made the motion to approve the application as presented with the stipulation that there be a ninety degree angle in the installation of the fence. Commissioner Jordan seconded the motion, which was followed by a unanimous vote of "aye." Motion carried.

4. CASE # HP 11-051. 213 N. Church Street. Public Hearing. Application for Certificate of Appropriateness to replace windows. T.R. Weaver Sr., applicant.

T.R Weaver Sr., property manager for Valley Properties, presented the request to install vinyl replacement windows.

The public hearing was opened at 8:14 pm. As no one spoke for or against the request, the public hearing was closed at 8:14 pm.

Discussions included but were not limited to historical significance of the house, what type of windows will be used, what parts of the windows will be retained, and the configuration of the proposed windows.

Commissioner Gimbel made the motion to approve the application presented with the stipulation that the two kitchen windows with a three-over-one configuration be retained. Commissioner Jordan seconded the motion, which was followed by a unanimous vote of "aye." Motion carried.

5. CASE # HP 11-052. 117 E. Burke Street. Public Hearing. Application for Certificate of Appropriateness to replace entrance way arch and decorative window arches. Christ Reformed Church, applicant.

Sylvia Kesecker, representing Christ Reformed Church presented the request to replace the woodwork above the five windows and entrance way of the church.

The public hearing was opened at 8:27 pm. As no one spoke for or against the request, the public hearing was closed at 8:27 pm.

Discussions included but were not limited to the type of material being used, location of work being done, and the current use of the building.

Commissioner Knipe made the motion to approve the application as presented so long as the material being used maintains the style and original character of the trefoils and the art work above the doorway and windows. Commissioner S. Thompson seconded the motion, which was followed by a unanimous vote of "aye." Motion carried.

6. CASE # HP 11-053. 201 E. Burke Street. Public Hearing. Application for Certificate of Appropriateness to install solar panel carport. CoxHollidaPrice LLC., applicant.

Fred Hollida along with contractor Collin Williams from Mountain View Solar presented the request to install a solar panel carport in the existing parking lot.

The public hearing was opened at 8:33 pm. As no one spoke for or against the request, the public hearing was closed at 8:33 pm.

Discussions included but were not limited to location of the carport, what the unit will be powering, and the use of charging ports for electric cars.

Mr. Hollida confirmed that there would be no parking spaces taken away with this installation. He went on to say that the structure is made to fit over any standard nine foot parking space.

Commissioner S. Thompson made the motion to approve the application as presented. Commissioner Gimbel seconded the motion, which was followed by a unanimous vote of "aye." Motion carried.

OTHER BUSINESS


None

DISCUSSION ITEM(S)

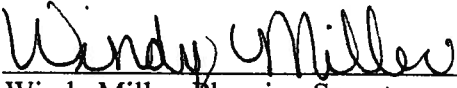
- As there were no changes on the status of the property located at 224 West Race street, we will follow up and have more information at the next meeting.
- All who attended this meeting stated they will be in attendance at the November meeting.

ADJOURNMENT

Commissioner Clipp made the motion to adjourn. Commissioner Jordan seconded the motion, which was followed by a unanimous vote of "aye." Meeting adjourned at 8:49 pm.



Don Wood, Chairperson



Windy Miller, Planning Secretary

