

**AGENDA  
DESIGN & REVIEW BOARD**

**April 14, 2015**

**MEMBERS PRESENT:** Susan Bates, Louise Keating, John Campbell, Dick Kinder, Dick Deffenbaugh and Sandra Hull

**MEMBERS ABSENT:** Keith Speirs

**STAFF PRESENT:** Andrew Dutton

**I. MINUTES**

Sandra Hull moved to approve the Minutes of March 10, 2015 as received. Susan Bates seconded the motion. Motion carried.

**II. SIGN APPROVAL APPLICATION**

**DR-536. Dan Fought of Fought Signs, for Thompson Memorials,** requesting approval for a freestanding sign at 327 South Market Street. (C-4 District)

Dan Fought, Fought Signs, stated a double sided, freestanding sign was proposed. The sign would be internally illuminated with LED's and would have a base which would be constructed out of aluminum with a black marble frame.

Sandra Hull moved to approve the request of Thompson Memorials as submitted. Dick Kinder seconded the motion. Motion carried.

**III. CERTIFICATE OF APPROPRIATENESS APPLICATION**

**DR-537. Matthew Long of Critchfield, Critchfield & Johnston, Ltd.** for 439 North Market, LLC, requesting approval for the demolition of the principal structure at 431 North Market Street. (North Market Street Landmark District).

Matthew Long, Critchfield Law Firm, and Forest and Georgia Muir, proposed owners of the property, were present. Mr. Long stated the property was formerly owned by Jeffrey Slusser and was used as a 4-unit dwelling. Following Mr. Slusser's death, the home was put up for auction and the high bid at that auction was \$11,500. A request was made before the Board of Zoning Appeals to attempt to continue the use as a 4-unit, but the request was denied by the Board. Subsequent to that, the Muir's approached the attorney for the Slusser Estate about acquiring the property for the same price and indicated that the Muir's wished to demolish the home on the site. Mr. Long stated because the property was within the Historic District, Design & Review Board approval was needed in order to demolish the home.

Mr. Long stated there was a plan for the site and indicated the Muir's owned the adjacent Sloane House. Mr. Long stated the Muir's wanted to preserve their interest in the Sloane House, eliminate light from North Market Street, and enhance the greenspace surrounding their property. Mr. Long stated the site could only be used for offices/institutional purposes and could not be used for any other purpose. Mr. Long stated the economic value of the home was relatively limited. Mr. Long stated the home also suffered from extensive termite damage and structural damage in the basement as evidenced in some of the photographs submitted. Mr. Long stated it was not a question of whether the home could be restored but whether it could be restored at an economical value. Mr. Long indicated the cost of the renovations would well exceed the reasonable rents that it would derive from a permitted use. Mr. Long stated he felt the demolition of the home was the best viable option for the community.

Mr. Deffenbaugh questioned what other approvals were needed. Mr. Long stated in addition to the Board's approval, a demolition permit would need to be obtained from the City. Mr. Deffenbaugh questioned if any approvals were needed from the State Historic Preservation Office. Mr. Long stated the home was not on any list of recognized historic structures with the state. Mr. Long stated there was an opportunity, as outlined in the Zoning Code, to offer to the Historical Society an opportunity to go through the home, catalog any historic value that was left and preserve that. Mr. Long stated the Muir's would honor that and make sure that the opportunity was given. Mr. Long stated a lot of the exterior structure and architectural value was removed a long time ago—the porch was not original, vinyl siding was added, and the elements that would have made it a historic structure were gone.

Mrs. Hull questioned the timeline for work on the site once demolition occurred. Mr. Long stated the property was still under contract. Forest Muir indicated the work would begin as rapidly as possible. Mr. Long indicated Mr. Muir was working with a professional landscape architect on the final designs.

Mrs. Hull stated that while the home was included in the district, the historical nature of the house no longer existed.

#### **IV. CLG GRANT UPDATE**

Mr. Dutton indicated the City had applied for a CLG Grant to update its Design Guidelines and received notice that it had been awarded the full amount that it had asked for (nearly \$13,000). Mr. Dutton stated he would be meeting with the Historic Preservation Office in the next couple of weeks to iron out the details. Mr. Dutton stated in June/July, he hoped to start the process and noted public meetings would need to be held as well.

Meeting adjourned at 5:42 p.m.

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**Andrew Dutton, Staff Liaison**