

denied. After further discussion, Mr. Berry made a motion to approve relocation of the structure, with caveats; there being no second to the motion, the motion was withdrawn. Mr. Geisler made a motion to table this application for further discussion and to recess the meeting until, Wednesday, April 17, 2013.

Summary of reconvened meeting April 17, 2013

Mr. Steve Smith gave a summary of why K-VA-T wants to relocate the structure and how it would look on the proposed relocation site which is located on the east side of Court Street. At the present time the lot has much growth on it that is not consistent with the character of the immediate area or the Town's ambitions for the general Valley Street area. The Board's approval of the Certificate of Appropriateness would allow K-VA-T to proceed to purchase, clean and develop the lot in an appropriate manner to place the relocated house upon it with appropriate landscaping, with pea gravel driveway. The relocation of the structure on the subject property will also enhance the immediate area by creating more open space in the neighborhood and placing the structure on a lot that is in need of development. All of this will contribute to making the Town a more attractive and desirable place in which to live.

Mr. Smith stated that present plans include relocation of the structure, place it on the market for sale, with condition that the structure would be restored to original state and functional condition. He further stated that without relocating the structure it would not be feasible to renovate the interior of the house, however if relocated, there would be an obligation and an opportunity to invest in the renovation to make it a more sound structure.

Discussion continued with several suggestions being made for the possibilities of this structure.

After discussion, Mr. Berry stated that based on the Board's previous discussion, two weeks ago, and with the intent to do the right thing, both for the corporation and the piece of property, so that it isn't intentionally lost as a whole, he wanted to make a motion to approve the request to relocate the structure at 217 N. Court Street, to the lot on the east side of Court Street, with a few caveats and contingent upon the applicant verifying proof of ownership of the lot and complete details as to what will be done to the property, with the applicant to report back to the Board with complete details before any work occurs. There was no second to this motion.

Mr. Smith stated that K-VA-T is willing to do whatever the Board suggests, in order to bring the structure in compliance with the Guidelines; there are reasons for doing the restoration the right way and if need be, Mr. Smith stated that his comment regarding this can be put in writing.

After discussion, Mr. Berry made a motion to recess this meeting for approximately one (1) week, to allow the applicant sufficient time to provide detailed plans for this property. Mr. Geisler seconded the motion, with unanimous approval.

Continued reconvened meeting, April 24, 2013

Mr. Don Smith, representing K-VA-T explained that Town Staff, Mr. Garrett Jackson and Mr. Sean Taylor, met with representatives from K-VA-T and discussed the restoration of the existing structure if it is allowed to be relocated. Items discussed were as follows:

- the addition of a new foundation to be added to west wing
- foundation at the relocated site would be brick, possibly using some of the existing brick
- as a result of damage, gutters need to be replaced
- all windows need to be re-glazed, due to deterioration

Mr. Geisler asked if there would be any fill dirt placed at the rear of structure. Mr. Fugate stated it would be preferential to not change that area to any degree, however it will have some alteration but to as little extent as possible.

There was discussion as to whether or not fill dirt would be needed, and if so, how much and how it would be distributed.

Mrs. White asked if the moving contractor had indicated if there could be any potential structural damage during the move. Mr. Smith replied that they don't guarantee anything but it is felt that it can be moved in a successful manner.

Mrs. White further stated that there must be a compelling reason in order for her to feel comfortable to move this structure; the compelling reason in this situation other than the preference of the applicant, is that this has been compromised over the years by reducing the piece of property to go with the structure, due to grading done in the past by Johnston Memorial Hospital. She asked if K-VA-T would be willing to give back the existing remaining property and would there be enough property to make it a good sale potential. Mr. Fugate replied that there would be no access to any public street, there could not or would not be any access granted to the property for an entrance from K-VA-T however, there was a possibility for an entrance from other adjoining properties.

After discussion there was a call to vote on this request.

Mr. Berry made a motion to approve the request to relocate structure across the street, in an effort to save the structure in question, contingent upon the following:

- remove the west addition and wing of both, first and second floors and repair any siding as such
- address the foundation for brick veneer on all sides
- as a result of damage, structure should be re-guttered to save the structure
- re-glaze windows in a manner to preserve and to repair existing windows

Mr. Geisler seconded the motion.

As an explanation to the motion Mr. Boyd stated the following comments:

- when Mr. Smith states the work will be done right, he is sure it is his intention to do right
- even though it is highly probable that the property will eventually be demolished, if not approved, there is no certainty in that thought and the Board should not assume an outcome; this is still a fundamental issue in his thoughts.

Mrs. White stated the following:

- she is opposed to moving properties around in the district; it is against everything in the Guidelines
- it moves the property away from its context and that's not a good thing
- to move a structure, needs to have a good, compelling reason and she did not feel the reason given was good enough
- the Board of Architectural Review basically doesn't have the privilege to move things around in the Old and Historic District, just to suit preferences
- however, because of the extreme compromise to the property itself, the fact that the structure has deteriorated so badly and because of what has happened around it, with the possibility of if going through an "Appeals Process" and then being demolished, the reason is now compelling for this reason.

Mr. Geisler stated that he concurred with Mrs. White's remarks.

A motion was on the floor to approve the Certificate of Appropriateness requesting to relocate existing structure located at 217 N. Court Street. Dr. Owens called for a vote.

VOTE:

Mr. Berry	Aye
Mr. Geisler	Aye
Mrs. White	Aye
Mr. Boyd	Nay
Dr. Owens	Aye

The motion passed.

Mr. Steve Smith thanked the Board and gave his apologies for any ~~inconvenience~~ ^{inconvenience} that this matter had brought to the Board.

There being further business, Mr. Berry made a motion that the meeting be adjourned. The motion was seconded by Mr. Geisler, with unanimous approval, and the meeting was adjourned.

Dr. Charles M. Owens, Chairman

W. Garrett Jackson, Secretary