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TOWN OF WARRENTON
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Historic District Commission
October 28, 2013
Minutes

The Historic District Commission meeting was called to order on Monday October 28, 2013 at 5:30 PM, at the Town Hall, by Richard Hunter. Attending were Board members: Richard Hunter, Kim Burrows, Audrey Tippett, Bob Shingler, Marsha West. Also attending were Robert Davie, Town Administrator, and Woody King, Kimberly Harding.

Prior minutes from the meeting held in August 2013 were reviewed and a motion to approve was made by Audrey Tippett and seconded by Kim Burrows. The motion carried unanimously.

The first order of business was to consider a COA for demolition of an historic house at 205 Warren Street, submitted by Annette Silver. Richard Hunter read aloud the pertinent HDC guidelines. Richard Hunter presented a history of the house, its builder, resident families. Built in 1850 by well known builder John Wilson (also of famous Wilson Mills), it is known as the John Wilson house. Descendents of the family are linked to the road construction firm C. T. Wilson.

A discussion followed regarding salvage of mantels and doors, a possible donation to a non-profit organization and the cleanup requirement of the HDC statute. As a result of discussion, the Town Administrator will contact the property owners about possibly donating the house and land, getting permission to salvage mantels and doors and asking permission to photograph prior to any demolition. The Town Administrator will also contact the descendents involved with the firm C. T. Wilson.

Audrey Tippet raised questions regarding enforcement of HDC statutes, especially the ongoing issue of the building owned by Jim Sondgeroth on Market Street. Sondgeroth replaced the windows without presenting a plan to the HDC and without HDC prior approval. The Town attorney has sent a letter outlining the accruing penalties to Sondgeroth, some months ago.

Commissioner King indicated that if the HDC was waiting for the Town to take legal action he was not sure if it would happen because of the legal costs. He requested that the HDC consider approving the windows that were installed, the result being a better looking and more usable building. Tippet responded that the Town Board should support the HDC regarding enforcement of statutes. Shingler responded that the fines should be paid by Sondgeroth.

Commissioner King indicated that the Town Board may need to tweak the statutes. Tippet indicated that the HDC was charged with tweaking and making decisions by the Board. Tippet

highlighted her own desire to install a fence and that the HDC ordinances conflicted with town zoning ordinances. Richard Hunter expressed a core issue is that people don't want to be told what to do. Tippet responded that Sondgeroth should come forward and discuss the issue with the HDC.

Commissioner King asked about the Dameron Building owned by David Gardner and the back wall that needs repair. Gardner's concern was that he would need to use only brick to repair. Several committee members responded that only brick is needed on the exterior, that cement block could be used on the interior. Window openings must be conserved and not bricked or blocked up. King responded that there was a communication disconnect between Gardner and the HDC.

Kim Burrows indicated that the HDC has been working well with many people. One example was the approval of the roof on Pat Draffin's house, even though the roof had already been installed without prior approval. Tippet reiterated there needs to be a give and take between property owners and the HDC. King indicated that he would attempt to contact Sondgeroth and bridge the difficult issue.

A motion to adjourn was made by Shingler, with second by Burrows and approved. With no further business the meeting adjourned.