

I MARKHAM CAV⁹⁰⁰ WOULD LIKE
TO APPEAL THE ARCHITECT BOARD
BOARD DECISION JAN 10-17

cmh

1-25-17

601-301-0841

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Josha W. Jordan
Deputy CITY CLERK
CITY OF VICKSBURG, MISS



Victor Gray-Lewis
Director

COPY

CITY OF VICKSBURG

Community Development Division

Zoning / Historic Preservation / Privilege License

819 South Street Vicksburg, MS 39180

(601) 634-4528 Fax (601) 638-4229

January 12, 2017

Mr. Malcolm Carson
1855 Standard Hill
Vicksburg, MS 39180

Dear Malcolm:

The purpose of this letter is to inform you that the Vicksburg Board of Architectural Review met on January 10, 2017 and denied your request for an additional 90 day stay of demolition for 916 Walnut Street. The board approved the following for the property located at 916 Walnut Street and the following work was approved:

1. Demolish the building

You will need to contact the Community Development Department to obtain any building permits required for the work that has been approved by the Board of Architectural Review.

You must post the attached Certificate of Appropriateness (orange copy) on the location of the work along with your building permit, if required.

PERMISSION IS HEREBY GRANTED TO TAKE THE ACTION DESCRIBED IN YOUR APPLICATION, ON FILE WITH THE CITY, SUBJECT TO ANY QUALIFICATIONS OR LIMITATIONS SET FORTH ABOVE. PLEASE BE ADVISED THAT ANY DEVIATION FROM THE PLANS, SPECIFICATIONS, AND/OR INFORMATION CONTAINED IN, OR ATTACHED TO, YOUR APPLICATION, OR LIMITATIONS SET FORTH ABOVE, WILL BE IN VIOLATION OF THE ORDINANCES OF THE CITY OF VICKSBURG. NO CHANGES FROM THE

APPROVED PLAN OF WORK WILL BE ACCEPTED BY THE BOARD IF THE WORK IS PERFORMED BEFORE THE CHANGES ARE DISCUSSED WITH THE BOARD AND ANY CHANGES MADE WITHOUT PRIOR APPROVAL OF THE BOARD WILL HAVE TO BE REVERSED AND PERFORMED ACCORDING TO THE SPECIFICATIONS OF THE APPROVED CERTIFICATE OF APPROPRIATENESS.

This letter will serve as the Certificate of Appropriateness as required by the ordinances of the City of Vicksburg. If you have any questions, you may contact me at 634-4526.

Sincerely,

A handwritten signature in cursive script that reads "Paula Wright". The signature is written in dark ink and is positioned below the word "Sincerely,".

Paula Wright
Board of Architectural Review

CC: Victor Gray-Lewis, Director of Community Development

**CITY OF VICKSBURG
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS**

On 1/10/17, the Vicksburg Board of Architectural Review approved the following actions with respect to the property located at 916 Walnut Street:

1. Demolish the building

**THIS COPY OF THE CERTIFICATE OF APPROPRIATENESS
MUST BE POSTED ON THE PROPERTY AT ALL TIMES IN A
VISIBLE LOCATION TO THE STREET UNTIL THE WORK IS
COMPLETED.**

Issued this the 10th day of January, 2017.



**Paula Wright
Board of Architectural Review**

G.F. _____
M.M. _____
W.T. _____

Board of Architectural Review
Tuesday, January 10, 2017
City Hall Annex Building

MINUTES

MEMBERS PRESENT:

Charlie Gholson
Thurman Nelson
Tom Pharr
David Clement
Betty Bullard
Harry Sharp

MEMBERS ABSENT:

Toni Lanford-Ferguson
Sue Seratt
Troy Weeks

OTHERS PRESENT:

Paula Wright, Board of Architectural Review Secretary
Nancy Thomas, City of Vicksburg Attorney
Victor Gray-Lewis, Community Development Director

The meeting was called to order by David Clement. Mr. Clement announced that a quorum was present. Mr. Clement asked the members to introduce themselves. Mr. Clement read the appeal notice. Mr. Clement stated that Toni Lanford-Ferguson, Sue Seratt and Troy Weeks were not present at the meeting.

Mr. Clement stated that the first case was for Malcolm Carson. Paula Wright stated that Mr. Carson was not at the meeting and he was asking for another 90 day stay because he was still trying to sell the building.

Mr. Pharr asked Mr. Gray-Lewis if the building was a safety issue. He stated that he had presented his report at a previous meeting and he would stand on his report. Mr. Pharr stated that he did not recall that and asked what his findings were. Mr. Gray-Lewis stated that an architect had looked at the building and it was in desperate need of renovation and repair or it would fall into the street.

Mr. Sharp asked how long ago that was. Mr. Gray-Lewis stated that he thought it was about a year and a half ago.

Ms. Gholson asked what Mr. Carson's rationale for saving the building was. Ms. Wright stated that Mr. Carson told her that he was trying to sell the building.

Mr. Nelson asked if Mr. Gray-Lewis could look at the building and make a decision to whether the building was safe for another 90 day stay. Mr. Nelson stated that if Mr. Gray-Lewis made that assessment and then let the board know whether they should issue another 90 day stay or if it needed to be demolished. Mr. Gray-Lewis stated that he did not have a crystal ball and in his observation it was getting worse. Mr. Gray-Lewis stated that a couple of years ago the board was given the comments from a local architect and we submitted those comments to the Mayor and Aldermen and he will stand by those comments.

Mr. Nelson asked if Mr. Gray-Lewis could look at the building and make a determination on the safety of the building. Mr. Gray-Lewis stated that his department could look at the building and present something at the next meeting.

Mr. Sharp asked if it would be possible to say that they would consider one (1) more stay and that would be it.

Mr. Nelson stated that if the board issued one (1) more stay and the building was to fall down and hurt someone, that is a safety factor but if Mr. Gray-Lewis could look at the building and again and make that final determination and submit that back to the board then they could make a decision.

Ms. Gholson asked if there was evidence that people were in and out of the building. Mr. Gray-Lewis stated that he did not know but there were broken windows but he did not know if people were going in and out. He stated that he had not seen vagrants in the area.

Mr. Nelson stated that he could easily make a decision if the board had the support from Victor and he would like to have something in writing stating whether or not it was a safety hazard.

Mr. Gray-Lewis stated that they were fearful over 90 days ago that collapse was imminent at some point and again we don't have a crystal ball. He stated that if they would like his department to look at it again and come back to the board at the next meeting. Mr. Nelson stated that would make him feel better.

Mr. Sharp stated that he would feel better if they came back in two (2) weeks in case something had been done that they could not see.

Mr. Pharr asked if there were things that could make it safer for the public such as fencing around the property, boarded up to keep people from getting into the building if another 90 day stay was issued. Mr. Gray-Lewis asked at whose expense. Mr. Pharr stated at the owner's expense.

Mr. Gray-Lewis asked if there was any historic significance to the building. Mr. Clement stated that by ordinance it was a contributing building in the district because of its age. However, it was getting to the point where it is becoming unsafe and I'm at the point where I would entertain a final 90 day stay. He stated that the first stay was issued back in July 2015 so we are nearing two (2) years of stays of demolition and if someone was going to find a buyer for the building they should have been able to do that in this amount of time.

Ms. Bullard stated that she didn't think they could do a final stay because they did not know what was going to happen so we needed to decide whether to demolish the building or give it another stay.

Mr. Gray-Lewis stated that if the board decided to proceed with demolition, it may take us 90 days before we get to that point with demolition.

Tom Pharr stated that sometimes that initiates a sale.

Ms. Gholson stated that the property may be more attractive to someone if it was raw land without the structure on it.

Mr. Sharp stated that they could wait two (2) weeks and get an updated report from Mr. Gray-Lewis. Mr. Gray-Lewis stated that from a year and a half ago the building has not been improved so I can assure you that the results would not be any different, if anything it would be worse.

Mr. Gray-Lewis stated that the City had a standing motion under 21-19-11 for demolition and then Mr. Carson came to you and a stay was issued and that is where it has been since. He stated that by denying the stay it would automatically go back to the existing order for demolition.

Mr. Clement asked if there were any other questions or comments, there were none. Mr. Clement called for a motion.

Mr. Pharr moved that the City of Vicksburg's Board of Architectural Review grant a certificate of appropriateness to Rose and Malcolm Carson and or the City of Vicksburg Case # 2015-28 to demolish the building located at 916 Walnut Street. Ms. Bullard seconded the motion. All members present voted aye.

Mr. Clement stated that the next case before the board was for the porch and handicap ramp at 717 Grove Street for Michelle Lay.

Nancy Thomas stated that this was appealed to the Mayor and Aldermen and it was remanded back to you with instructions that more information be provided than what had previously been provided. She stated that they had before them a sketch with dimensions. She stated that she did call and verify that the depth of the wooden porch was 12 feet. She stated that the Board of Architectural Review had suggested that the handicap ramp go from the sidewalk into the building on the east side of the building and the applicants argument was it was not long enough, there is not enough room to do that so they have a proposed a 23 foot handicap ramp along the front of the porch and it is 44 inches wide.

Mr. Clement stated that with the ramp going up the front it would have to be an additional five (5) feet longer because they would need an additional five (5) foot flat area at the top of the ramp so the 23 feet would not be 28 feet so the stairs would be about four (4) feet. He stated that the entire building was 32 feet wide so the stairs would be about four (4) feet wide on the right hand side.

Ms. Thomas stated that she did not have the dimensions of the steps. Mr. Clement stated that they looked about six (6) feet.

Mr. Gray-Lewis asked Mr. Clement if he had those dimensions. Mr. Clement stated that it was not dimensioned it was stated that the free space would be 44 inches. Mr. Gray-Lewis stated that the 36 inches looked like the width of the ramp was six (6) feet. Mr. Clement stated that the building was 32 feet wide so you had a 23 foot ramp and a five (5) foot landing at the top which would be a total of 28 feet.

Mr. Gray-Lewis asked if Ms. Lay told them it was 44 inches. Ms. Thomas stated yes.

Mr. Clement stated that the sidewalk in front was nine (9) feet before you get to the planter and he assumed the City would approve the encroachment on the sidewalk. Ms. Thomas stated that it didn't appear to stick out any more than the stoop on 718 and the City would take care of the encroachment easement. Mr. Clement stated that they would still have about four (4) feet of clearance from the back of the planter and the proposed ramp.

Mr. Pharr stated that this was basically adding a deck on the front of the building.

Ms. Thomas stated that in her conversation with Ms. Lay, she was under the impression that the porch had already been approved and it was just the ramp that was in question.

Mr. Clement stated that the porch in its original dimensions which was about half of the depth and it was a self-supporting roof at the second level there were never any columns or anything approved for the front of the building.

Ms. Thomas stated that she was just talking about the wooden porch. Mr. Clement stated that there was never any objection to the porch in the front it was a question of where the ramp was going.

Ms. Thomas stated that the 12' x 32' long porch had been approved, the only issue is where the handicap ramp would go and now she was proposing to put that in between the sidewalk in front of 717 Grove Street and it would be 28 feet long.

Ms. Gholson asked if there would be a railing on the handicap ramp. Ms. Thomas stated that she asked Ms. Lay what the railing would be and said it would be either iron or wood. She stated that Ms. Lay said they would wait to see what the detail looked like. She also said the space between the porch floor, ramp and the ground would probably be bricked in but Ms. Lay knows that she has to come back for those approvals.

Ms. Gholson stated that the board would hear more about the railings at another meeting. Ms. Thomas stated yes, she was not here for the railing or underneath the porch she was here just for the ramp.

Mr. Gray-Lewis stated that she needed to provide details of the rails, construction material of the walking surface and how it would be enclosed.

Mr. Clement stated that it would be helpful for her to have all of the railings on the building match.

Mr. Clement asked if there were any other questions or comments, there were none. Mr. Clement called for a motion.

Ms. Bullard made a motion to approve the location of the ramp on the front of the building as presented, 23' long with a 5' landing at the top, and the width of the ramp can be between 36" and 44" at 717 Grove Street. Mr. Sharp seconded the motion. All members present voted aye.

Mr. Clement stated that the next application was Rachael Walker to place a standard straight slope awning covered with tin or aluminum sheets to replace the small awnings that were previously approved at 1507 Washington Street. Mr. Clement stated that drawings were provided showing the proposed awning.

Mr. Clement asked what the dimension from the floor to the top of the windows was. Ms. Walker stated about seven (7) or eight (8) feet. Mr. Clement asked if the dimension from the porch floor to the top of the wall was twelve (12) or fourteen (14) feet. Ms. Walker stated that it was probably around sixteen (16) feet.

Mr. Clement stated suggested that she drop the top of the awning down about two (2) feet instead of it being at the top of the building because that is typical of where the roofs would be and it allows you to put flashing up so you don't have water draining between the roof and the wall.

Mr. Clement asked if there were any other questions or comments, there were none. Mr. Clement called for a motion.

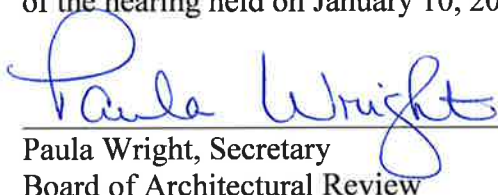
Mr. Clement moved that the City of Vicksburg's Board of Architectural Review grant a certificate of appropriateness to Rachael Walker at 1507 Washington Street, Case # 2016-32 (Amendment #1) to place a standard straight slope awning at 1507 Washington Street, the awning shall be covered with tin or aluminum and to have it with the juncture of the roof to the building be approximately two (2) feet below the level of the parapet. Mr. Pharr seconded the motion. All members present voted aye.

Mr. Clement stated that the following applications were approved administratively in-house:

1. Debora Haworth – 1205 Washington Street – paint and routine repair & maintenance;
2. McDaniel Enterprises – 900 First North Street – re-roof;
3. Susan Hoxie – 1022 Crawford Street – routine repair & maintenance;
4. B&G Properties, LLC – 908 Cherry Street – repair existing window muttons, trim and gutters and paint.

Mr. Clement asked if there was any old business, new business or announcements, there were none.

I Paula Wright Secretary to the Board of Architectural Review do hereby certify that the minutes of the hearing held on January 10, 2017 are true and correct to the best of my ability.


Paula Wright, Secretary
Board of Architectural Review