

Historic Preservation Commission
Meeting Minutes
Regular Meeting—May 24, 2022

Present: Jane Camp, Laura Powell, Susan Brown, Fay Brassie, Elizabeth Jones

Absent: None

Staff: Brad Callender, City Planner
Laura Wilson, Code Admin

Visitors: Corey Arnold, Lori Volk, Patrick and Jordan Stewart, Paul Holbrook

Meeting called to order at 6:00 P.M.

Chairman Jones asked if there were any changes or corrections to the previous months' minutes.
To approve as submitted.

Motion by Powell. Second by Brown
Motion carried.

The First Item of Business: Request for COA #1009, a request for renovation of an existing structure and construction of four new detached houses at 707 S. Madison Ave. Lori Volk, part owner of the property spoke in favor of the project. Volk explained the existing duplex would be converted into a single-family residence with a central door. Additional changes would be made on the inside only.

Discussion continued between commission members the construction of four new detached houses. Chairman Jones read Standard 9 into the recorded and concluded she did not have a problem with the design of the new houses other than a slight concern regarding height.

Volk: They (new construction) will be very similar to the existing house in terms of materials. In the MHDO there is a height limit of 18ft and these would be 17ft and a few inches.

Commissioner Brown: I have no problem with the duplex becoming a single entry. My concern is the proposed new construction looks too Charleston which is out of character for the Mill village.

Volk: To blend in with the neighborhood, our goal was to match exterior materials.

Commissioner Brassie: It needs to match all of it.

Volk: The duplex is a story and a half

Commissioner Brassie: In the front it's a one level and then it becomes a two level because of the roof lines.

Volk: If we made an effort to match the roof lines would that make a difference?

Commissioner Brassie: The style is wrong. You have a two-story house and you need a one-story house with two story elements.

Commissioner Brown: While these houses are very attractive, they look like Charleston SC to me.

Volk: To fit into the MHDO (multifamily/high density), those types of houses will not work

Chairman Jones: Are there any comments from the public? None

To approve turning the duplex back into a single residence

Motion by Brassie, Second by Powell
Motion carried

To table the COA request for additional structures to June 28th
Motion by Brassie, Second by Camp

The Second Item of Business: Request for COA #1013 for signage at 106 S. Broad St. No one was present to speak on behalf of the request.

To table to June 28th meeting
Motion by Powell. Second by Camp
Motion carried

The Third Item of Business: Request for COA #1014, for exterior changes including windows, siding, gutters at 254 N. Broad St. The applicant, Cory Arnold spoke in favor of the request. The goal of the project is to maintain the current exterior look of the property while upgrading some of the exterior materials. Hardiplank exists in several areas throughout the structure so he would like to replace the rotting wood with hardiplank. Additionally, he would like to change out the windows and add more gutters to the house. The new gutters would match the existing ones on the house.

Commissioner Brown: Will you replace the windows with the 2/2?
Arnold: Yes
Commissioner Brown: Will the unusual molding under the windows be retained?
Arnold: Yes along with the weights and pulleys inside

Chairman Jones: Are there any comments from the public? None

Motion to approve as submitted
Motion by Brown, Second by Brassie
Motion carried

The Fourth Item of Business: Request for COA #1016, a request for new construction at 1238 S. Madison Ave. Prior to the meeting, the applicants Lisa and Lawrence Parker requested the application be moved to the June 28th meeting.

To table to June 28th meeting
Motion by Camp. Second by Brown
Motion carried

The Fifth Item of Business: Request for COA #1015, a request for new construction at 1240 S. Madison Ave. Prior to the meeting, the applicants Lisa and Lawrence Parker requested the application be moved to the June 28th meeting.

To table to June 28th meeting
Motion by Camp. Second by Brown
Motion carried

The Sixth Item of Business: Request for COA #1017, a request to replace the metal awning at 116 N. Broad St. COA request #757 for a new awning was previously denied. The current applicant includes two revised drawings based on HPC member feedback. Paul Holbrook, designer of the awning, is representing the applicant, Antonio Granados from Tacos N' Beer. The applicant's first choice is the fabric covered awning with a peak in the middle

with the logo on the front of the peak. The second choice is a standard metal awning that looks just like the building next door.

Commissioner Brassie: Will the first option cover the stained-glass windows?

Holbrook: In order to accommodate the awning, the stained-glass will only be visible from the inside; Sounds like you prefer option 2

Commissioner Brassie: We are trying to get away from metal awnings and get more canvas

Holbrook: As the stained glass will be visible from the inside, they could put lights under the awning and make it a feature.

Commissioner Brassie: Will it be the same size as what is there now?

Holbrook: It will conform to the brick, what is there now goes beyond the brick

Commissioner Brown: I would be prepared to go with the canvas option if they repaired the stained-glass window and lighted it.

Holbrook: I think they would like that

Commissioner Brassie: Is it possible to leave the peak off the canvas awning?

Holbrook: Yes, but he was hoping to use the face of the panel to put a sign with a whisky barrel; like what we were trying to accomplish the first go around.

Commissioner Brassie: I think I would rather see the metal awning with the windows visible and no sign.

Discussion continued about the shape of the canvas awning.

Chairman Jones: Are there any comments from the public? None

Motion to approve the canvas awning minus the peak and repair the broken leaded glass in the original style. We also suggest adding lights under the canvas to highlight the window.

Motion by Brassie, Second by Camp

Motion carried

Old Business:

The First Item of Old Business: 502 E. Church St. presented by the applicants Patrick & Jordan Stewart

Based on the comments from the previous meeting the following changes will be made:

1. The board and batten siding will be changed to Hardiplank lap siding the will match in style to what is on the front of the house.
2. The current front door which is not original to the house will be converted to a Craftsman style door by converting the three bottom rows of windows to solid wood, leaving the top two rows of windows. A dentil molding will be added under the section row of windows.
3. 2/2 grids will be added to the replacement windows that are currently 1/1 so the windows would match the ones in the front
4. The current porch pickets would be replaced with a solid picket without ornamentation
5. The door in the back will have a grid as well

Wilson: What type of steps will be off the back door? Wood? Brick?

P. Stewart: Originally it was cinder block but now we would like to do a deck. Do we need to come before you to get approval?

Wilson: You would have to come but since you are here now, you can attach it to this approval if you know the material and size. Would it expand beyond the footprint of the house left-right?

J. Stewart: It would not extend beyond the house due to the driveway. It will be a wood deck; approximately 15'x20' with up to two steps.

Commissioner Brassie: What happened to the original front door?

J. Stewart: We are not sure. We looked all over the house and crawl

Motion to accept changes as submitted including the addition of a deck
Motion by Brassie, Second by Camp
Motion carried

The Second Item of Old Business: The Roe

Commissioner Brassie: To us The Roe is unfinished, what do we need to do to get them back?

Wilson: In speaking with Daniel South (of The Roe), he indicated that they have no plans to fill in the distressed look of the brick along Spring St because they cannot match the existing plaster. They are not finished with the front entrance on the corner.

Commissioner Brown: The opening up of the windows did not include gaps in the stucco which is what they did.

Callender: It was determined that The Roe is in substantial compliance with what was originally approved by HPC.

Wilson: I'm not sure if it was a failure of not being specific enough in the approval motion?

Commissioner Brassie: We voted based on the pictures and that is not what it looks like.

Commissioner Brassie: Is there anyway to get him to come back before us for the front?

Callender: If the motion was not specific enough to tie it to these pictures in the presentation, that it is a bit open-ended.

Commissioner Brassie: If they could not have made it look like the pictures, then they should have come back to us.

Wilson: I will investigate how long the original COA is valid for and we might be able to send them a letter informing them that they need a new COA to finish the front.

Callender: When making motions, we as staff need specific details that can be enforced. Moving forward, the more specific you are, the more we can hold the applicant too with permitting.

The Third Item of Old Business: 200 Walton St

The shutters are going from board and batten to louvered

New Business:

The First Item of New Business: New Organizational Chart

Callender: The code enforcement office has been broken into several parts due to the overwhelming amount of work from the growth of the city. It was the decision of City Council at the May meeting to divide up the duties of the code office. I will be taking over representing the code office to HPC and the Planning Commission. Pat will be in charge of permits and licensing.

The Section Item of Old Business: Election of new chair

Motion to nominate Elizabeth Jones

Motion by Camp, Second Brown
Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Camp. Second by Brown
Motion carried.

Adjourned at 7:07 pm