

Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—November 28, 2023

Present: Fay Brassie, Laura Powell, Elizabeth Jones

Absent: Marc Hammes, Jane Camp

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

Visitors: Jake & Jamie Lill, Chad Draper, Rachel Buzzard, Gary Nicholson

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

Motion to approve agenda as submitted

Motion Powell. Second Brassie  
Motion carried

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

Motion by Powell, Second by Brassie  
Motion carried.

To approve November minutes as submitted.

Motion by Powell, Second by Brassie  
Motion carried.

Old Business: None

New Business:

**The First Item of New Business:** Request for COA #2764, a request for exterior signage and a new door at 116 S. Wayne St. The applicants, Jake and Jamie Lill spoke in favor of the request. The new door will go on the Wayne St side and be decorative. The main access to get in the building will be from the rear door. A black iron sign is proposed to go above that new door. On the backside of the building, the applicant would like to paint a replica of the "Felker Horses & Mules" sign.

Jake Lill: Can we put our family name on it instead of Felker?

Chairman Jones: We would prefer you keep the Felker name to keep with the history of the city.

Callender: Is the mule a brand?

Jake Lill: It is just for reference because the building is called the mule barn.

Commissioner Brassie: Will it be an office building?

Jake Lill: No, it will be used for storage

Chairman Jones: Any questions from the public? No

Motion to approve as presented

Motion by Brassie, Second by Powell

Motion carried

**The Second Item of New Business** Request for COA #2765, a request for façade improvements at 208 S. Broad St. The applicant Chad Draper spoke in favor of the project. The project is a 17,000 sq ft mixed use development and the applicant will be applying for historic preservation tax credits through Georgia DCA and National Park Service. All of the work will have to be approved by those organizations as well. The drawings presented are conceptual.

Note: There was discussion between Draper, Callender, and the commission members about how to approve the project while waiting final approval from DCA and NPS. Due to the tax credit, NPS and DCA have final approval. If any changes are made, Draper can provide the Code Office a copy of the updated approval.

Commissioner Brassie: Are you planning on leaving the J.L. McGarity Ford signage?

Draper: We are open to it but we have not talked to the family about it yet.

Chairman Jones: Any questions from the public? No

Motion to approve as presented with the condition that if changes are mandated by DCA or NPS, a copy of the changes is submitted to the Code Office

Motion by Brassie. Second by Powell

Motion carried.

**The Third Item of New Business** Request for COA #2766, a request for a shed at 108 Williams St. The property owner Rachel Buzzard spoke in favor of the request. The new shed will replace an existing shed and will not be visible from the street.

Chairman Jones: Any questions from the public? No

Motion to approve as presented

Motion by Brassie. Second by Powell

Motion carried.

**The Fourth Item of New Business** Request for COA #2767, a request for exterior changes including new windows at 200 Barret St. The applicants and property owners, Jake and Jamie Lill spoke in favor of the project. The end goal of the project is to create approximately 40 apartments in the building with the bottom floor being devoted to office space. The applicants would like to open the window spaces back up and put back industrial looking windows that would have been in the building originally. They would also like to replace the roof in the atrium with glass like it would have been.

Chairman Jones: Have you applied for historic tax credits? I strongly encourage you to do so and contact the state to get your project approved.

Jake Lill: We have just learned about the tax credits and will look into it.

Callender: This work with the windows is independent of the other work (referring to the apartment conversion)?

Jake Lill: Yes

Chairman Jones: Any questions from the public? No

Motion to approve as presented

Motion by Powell. Second by Brassie  
Motion carried.

**The Fifth Item of New Business** Request for COA #2768, a request for signage at 105 N. Broad St. for the Monroe Pizzeria & Eatery. The applicant and owner of the restaurant, Kurt Duel was not present at the meeting. The request signs had already been installed at the time of the meeting.

Chairman Jones: Any questions from the public? No

Motion to approve as presented

Motion by Brassie. Second by Powell  
Motion carried.

**The Sixth Item of New Business** Request for COA #2769, a request for a rear addition at 807 S. Broad St as well as new windows, front door, and porch railings. The applicant Wes Peters spoke in favor of the project. The existing rear addition would be removed and replaced with a larger rear addition. The existing porch on the right side will be opened back up and the vinyl siding on the house has been removed.

Commissioner Brassie: 6/6 windows are standard in the Mill Village; the Xs on the balustrade are not appropriate; they need to be straight and painted

Peters: The porch will be painted. I have already purchased the windows but I can add the mullions to make them 6/6 windows.

Commissioner Brassie: The rear addition is fine because it is staying within the confines of the existing roof line.

Chairman Jones: Any questions from the public? No

Motion to approve as presented with two conditions - 6/6 windows and painted straight porch pickets

Motion by Brassie. Second by Powell  
Motion carried.

**The Seventh Item of New Business** Request for approval of the 2024 meeting schedule

Motion to approve as presented

Motion by Brassie. Second by Powell  
Motion carried.

Motion to adjourn

Motion by Brassie, Second by Powell  
Motion carried

Adjourned at 6:58 pm