

Historic Preservation Commission
Meeting Minutes
Regular Meeting—April 26, 2022

Present: Jane Camp, Mitch Alligood, Susan Brown, Fay Brassie, Elizabeth Jones

Absent: None

Staff: Patrick Kelley, Director of Code
Brad Callender, City Planner
Laura Wilson, Code Admin

Visitors: Zac Johnson, Sarah Johnson, Wes Peters, Patrick Stewart, Jordan Stewart, Allisa Abraham, Jayme Kortman, Greg Kortman, Garrett Willett

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

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

Motion by Brassie. Second by Brown
Motion carried.

The First Item of Business: Request for COA #827, a request for exterior changes at 707 S. Broad St. including replacement windows and siding that were not covered on the previous request in November 2022. Greg Kortman, owner of the property spoke in favor of the request. The vinyl siding on the house was replaced with hardiplank and the windows were changed out to 4/1.

Chairman Alligood: The windows in the mill district are supposed to be 6/6?

Kelley: For the mill houses, 6/6 is the general standard but this is not your typical shotgun design.

Commissioner Jones: Do you have pictures of the original windows on the house?

Kortman: The original windows of the house replaced with 1/1 storm windows likely in the 1970s.

Discussion continued between commission members about what an appropriate style of window would be for the house given its age and style.

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

To approve 4/1 windows and the hardiplank siding

Motion by Camp, Second by Jones
Motion carried 4-1 (Brassie against)

The Second Item of Business: Request for COA #906 for demolition of the existing structure located at 140 S. Broad St. Wes Peters from Reliant Homes spoke on behalf of the property owner and applicant, 81 Investment Company LLC. The current structure was built in approximately 1970. It occupies 1150 sq ft and is a functional space but does not fit in with the historic downtown area. The proposed structure will be either two or three stories with 3000 sq ft retail on the bottom floor with residential above. There would be five units on each residential floor. The proposed building will be approximately 110 ft long whereas the existing building is only

about 30 ft long. There will be a joint effort to repair the parking lot with the neighboring property owner. The three-story proposed building is 42 ft high and would be located diagonally across the street from the hotel. The current zoning regulations for the city limit building height to 35 feet. The building is currently designed with 14 ft tall ceilings so by reducing that number, the hope is to get closer to the 35-foot requirement.

Kelley: The City is looking into a story limitation instead of a height limitation which may occur simultaneously.

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

Commissioner Jones: The structure is noncontributing to the historic district which is a valid reason to approve demolition.

To approve as submitted

Motion by Brassie. Second by Camp
Motion carried

The Third Item of Business: Request for COA #868, to construct an 8ft wooden privacy fence at 506 E. Church St. The fence will be located between 506 and 512 E. Church St. Patrick and Jordan Stewart spoke in favor of the request on behalf of the property owner Willett Commercial LLC. There is an existing privacy fence on the property just not on this side of the house. Previously there was a natural barrier of flowers and trees between the two houses. Once the owner was made aware of need to get approval from the Historic Preservation Commission and the Code Office, work stopped on the fence. There are other 8 ft fences on E. Church St.

Commissioner Brassie: You don't intend to coming any closer to the road?

J. Stewart: No, the fence stops at the front of the house. The house is rented out and we thought the fence would be beneficial to us and our neighbor.

Commissioner Brassie: Will the fence be natural?

J. Stewart: We are not going to paint it, maybe a light stain; it will also have a cap on top for a finished look.

Commission Camp: There is a 6ft fence in the back. The 8ft fence will just meet up with that?

J. Stewart: Yes; that fence was existing when we bought the property. Due to the house being on a crawl space the windows are a bit more elevated so the 8ft fence provides a bit more privacy than a 6ft fence.

Commissioner Jones: The fence does not detract from the integrity of the site.

Chairman Alligood: Are there any comments from the public? Yes—Zac and Sarah Johnson, 512 E. Church St. The owners of 506 E. Church St. are running an Airbnb out of the house so the fence does not put privacy between me and my neighbor but instead me and strangers that rotate every few days. We have young children—6 and 7 so this makes us uncomfortable. Also, the less attractive side is facing us so if we are to have an 8ft fence facing us, it should be the finished side.

Chairman Alligood: What is the code on that?

Kelley: There is not one. Typically, the finished side faces out but that is not a requirement for building a fence.

Z. Johnson: We don't want a fence. We want a neighbor. A 6ft fence would look a lot better.

Chairman Alligood: 8ft is allowed by the City?

Kelley: Anything over 7ft would have to be engineered if not typical building practices. An 8ft dogeared fence board fence would be fine structurally.

Commissioner Brassie: What does the City say about Airbnbs?

Kelley: The City has no regulations currently because we have so few. The City might get some should the trend proliferate but currently the only issue before you is the appropriateness of the fence.

Rebuttal by J. Stewart: We wanted to do this as privacy for us and them.

Discussion continued amongst commission members.

Motion to approve the 8ft fence as it does not detract from the integrity of the site

Motion by Jones. Second by Brassie

Motion carried

The Fourth Item of Business: Request for COA #904, a request for exterior changes including replacing rotten windows, door, siding boards, and adding pickets to the front porch at 502 E. Church St. Patrick and Jordan Stewart spoke in favor of the request on behalf of the property owner Willett Commercial LLC. After purchasing the property and beginning interior renovations it was apparent that work needed to be done on the rear ca. 1970s addition. Plywood board and batten was replaced with hardi board and batten and the wood windows were replaced with wood windows. We would also like to replace the front porch pickets that have been switched out over time and no longer look historic.

Commissioner Brassie: Have you replaced any windows in the main structure?

J. Stewart: No, only replaced in back section. They windows were a double and replaced with a single pane.

Commissioner Brassie: What about the front door?

J. Stewart: Yes, we did

Commissioner Brassie: Do you still have the old door?

J. Stewart: I'm not sure if we do

Commissioner Brown: Why did you change the door?

J. Stewart: The door would not close enough to lock.

Commissioner Brown: I like what you proposed to replace the porch railings. The front door was very historically appropriate for the house and a good carpenter could fix it. The door you have now is not appropriate.

Commissioner Brassie: An original front door is very critical.

P. Stewart: We will get that fixed

Commissioner Camp: You did not do the rear addition?

J. Stewart: It was done in the 1970s or 80s.

Commissioner Camp: It does not go with the house at all.

Commissioner Brown: The board and batten siding does not go and can be seen from both sides. You need the lap siding.

P. Stewart: Would you want the back to lap siding as well

J. Stewart: That is something we are open to doing

Chairman Alligood: Are there any comments from the public? Allisa Abraham, 500 E. Church St.

The properties (502 & 506 E Church St) are not being used as home. They are Airbnbs. On three separate occasions the Stewarts have approached me to purchase sections of my property/house. They are trying to create a business in a residential area that is destroying a sense of community.

Chairman Alligood: We do not get to say anything about them creating a business there. Only if what they want to do is historically appropriate.

Commissioner Brown: You need to get on the list for City Council. We only do the exterior, structural appearance.

Motion to table May 24, 2022 HPC meeting

Motion by Brassie. Second by Camp

Motion carried

Old Business:

The First Item of Old Business: 200 Walton St.

Commissioner Brassie: What is the status of this?

Wilson: We asked that they come before you and I have not heard back. I will send a reminder.

New Business:

The First Item of New Business: UGA Find-IT presentation by Eric Riesman

Reisman presented their findings on a survey of East Marable and North Broad streets historic districts; approximately 70 properties. For each property surveyed, Find-IT will provide two copies of the survey forms, three photographs, a spreadsheet inventory, and enter the property information into the state database known as GNAHRGIS.

Chairman Alligood entertained a motion to adjourn.

Motion by Camp. Second by Brassie

Motion carried.

Adjourned at 7:34 pm