

Historic Preservation Commission
Meeting Minutes
Regular Meeting—June 28, 2022

Present: Jane Camp, Laura Powell, Fay Brassie, Elizabeth Jones
Absent: Susan Brown
Staff: Brad Callender, City Planner
Laura Wilson, Code Admin
Visitors: Lee Malcom, Lawrence & Lisa Parker, Sarah & Shannon Sturgill, Heather Swanepoel, Chris Collin, Chelsea Ladd

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

Chairman Jones ask for approval of the agenda
To approved as presented.

Motion by Brassie. Second by Camp
Motion carried

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

Motion by Camp. Second by Brassie
Motion carried.

The First Item of Old 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. The first part portion of the request for the renovation of an existing structure was approved on 5/24/2022. The applicant, Lori Volk requested the remaining portion of the request be tabled to the July meeting.

To table the COA request for additional structures to July 26th
Motion by Powell, Second by Brassie

The Second Item of Old Business: Request for COA #1013 for signage at 106 S. Broad St. for Rinse Soap. The applicant and owner of Rinse, Heather Swanepoel spoke in favor of the request. 106 S. Broad St. extends backwards towards S. Wayne St. leaving a section of the exterior that is visible from Spring St. Rinse would like to paint that portion of the building with the story of the company. The wall is approximately 30'x25'. The sign would mostly be text with graphics added of a whimsy nature. Note: Throughout the presentation, the applicant refers to the request as a mural. City Ordinances do recognize the term mural; instead, the request falls under the regulation of signage.

Chairman Jones read the historic district sign ordinance into the record.

Commissioner Brassie: Because your request has to be treated as a sign, the maximum square footage allowed is 1.5 sq ft of sign per linear ft of building

Callender: I have that wall measuring at 52 feet which would give you a maximum size of 78 sq ft for a wall sign. Do you know the dimensions of the wall sign you proposed to the commission?

Swanepoel: No, but it is bigger than that

Callender: As you do not own the property next to you that faces Spring St., there is harm of that person erecting a structure that could block you sign. Technically you do not face a road frontage on that wall even though you and I could go stand on Spring St. and see this wall.

Commissioner Brassie: Do you know how large the sign is on Spring St?

Callender: The one on the coffee shop? Approximately 50-75 ft

Commissioner Brassie: That is about big your sign can be. It cannot be the entire wall

Swanepoel: If we were to take away the Rinse logo, would that take it away from being a sign and make it a mural?

Callender: There is no such thing as a mural. It is treated as a wall sign

Swanepoel: To be clear the big Downtown Monroe sign is considered a wall sign?

Callender: It is a wall sign done by the Downtown Development Authority

Commissioner Brassie: The sign did not come before us. We did not approve it.

Discussion continued amongst commission members.

To table to August 23rd meeting

Motion by Brassie. Second by Powell

Motion carried

The Third Item of Old Business: Request for COA #1016, a request for new construction of a single-family house at 1238 S. Madison Ave. The applicants, Lawrence and Lisa Parker spoke in favor of the request.

Chairman Jones: The original house was built around 1920 and is approximately 1500 sq ft. It has a much smaller footprint as many of the houses do in that neighborhood than what you are proposing. These new houses are 3700 sq ft each—correct? What is the square footage of the proposed houses?

Lawrence: This plan here says 2100

Chairman Jones: That does not include the garage and the porches and all the additional space. All of the extra space changes the footprint. Plus, you are replacing a one-story house with a two-story house which does not blend in with the district.

Lawrence: The original house had a garage that has since been torn down. Can you give me a maximum allowable square footage?

Commissioner Brassie: I went up and down that street. They are all single houses, cottages, a couple craftsman. There is only one two-story house and it is way on the other end. The new houses need to fit in the neighborhood. What you are showing us are beach houses which look great in Charleston, not in Monroe.

Commissioner Jones read from the primer the section regarding historic patterns detailing how homes relate to the street and each other

Commission Brassie: Because we have to go by proportion and scale, we need to scale plat showing the proposed houses on the lots.

Lisa Parker showed some other designs to the commission members, including craftsman style.

Motion to table to July 26th meeting

Motion by Powell, Second by Camp
Motion carried

The Fourth Item of Old Business: Request for COA #1015, a request for new construction at 1240 S. Madison Ave.

To table to July 26th meeting

Motion by Camp. Second by Powell
Motion carried

New Business:

The First Item of Business: Request for COA #1154, a request for signage for Strange Taco located at 127 N. Lumpkin St. Chris Collin, owner of Strange Taco spoke in favor of the request. The sign is smaller than what the size building will allow. The sign is being painted directly on the building and will be lit with regular down lights.

Commissioner Brassie: I think the main concern would be the style of lighting and we like that style. It shouldn't be a problem with your neighbors because it is more concentrated.

Collin: We are thinking of sand blasting the front of the building because someone had sponge painted the front of it and I wanted to get your opinion on that.

Chairman Jones: I would be nervous about that. I'd be scared of damaging the brick.

Motion to approve as presented

Motion by Brassie, Second by Camp
Motion carried

The Second Item of Business: Request for COA #1155, a request to enclose a porch and add a rear deck at 904 S. Broad St. The owner and applicant Lee Malcom spoke in favor of the request. The goal is to increase the footprint of the 800 sq ft cottage by creating a second bedroom. I am going with 6/6 windows on the addition- can they be vinyl clad? I'm not intending to remove the existing windows unless we get into a problem with the kitchen and then I will go with a 6/6 vinyl clad.

Chairman Jones: The request does not hinder the historical integrity. Are there any questions from the public?
None

Motion to approve as presented

Motion by Brassie, Second by Camp
Motion carried

The Third Item of Business: Request for COA #1156, a request to build a detached garage at 211 Boulevard. The owners and applicants Shannon and Sarah Sturgill spoke in favor of the request. The structure is 35'x50' and would go along the back of the property completely blocking the view of John's from Boulevard. All of the trees will be retained. The garage will block the view of the mechanicals behind John's. There will also only be one driveway.

Commissioner Brassie: What about doing a barrel vault on the dormers to match the front and portico of the house?

Sturgill: I learned when doing the portico that when you do round, it adds more dollars.

Commissioner Brassie: The proportion looks good with house.

Commissioner Jones: Are there any questions from the public? None

Motion to approve as presented

Motion by Brassie, Second by Camp
Motion carried

The Fourth Item of Business: Request for COA #1157, a request for signage at Nedza's at 130 S. Broad St. Chris Collin, the owner of the building spoke in favor of the request. The General Manager Chelsea Ladd is here if you have any questions about the business. The proprietor, Joe Nedza is out of town.

Commissioner Powell: Is it just paint?

Collin: Yes

Commissioner Brassie: It looks so busy and the color palette seems very beachy for a traditional downtown like Monroe.

Collin: Nedza's is an established business in Athens. He has a branded color scheme and logo that he is working with.

Commissioner Brassie: Can he do a white/cream building with accents like the Blue Rooster?

Collin: I cannot make those decisions. I came to speak the size of the sign. They are scheduled to open the first of August so I know that tabling is not something he is interested in.

Commissioner Brassie: As presented the sign is too big, but if you move the Breakfast, Coffee, and Doughnuts down to the windows it doesn't count against the sign allotment.

Collin: Chelsea can approve moving the verbiage down to the windows so he does not have to come back.

Chairman Jones: Are there any questions from the public?

Is this only dealing with signage? Jones: yes, we have no say in the color

Motion to approve Nedza's as presented with Breakfast/Coffee/Doughnuts moving to the bottom of the windows

Motion by Powell, Second by Brassie
Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Powell. Second by Camp
Motion carried.

Adjourned at 6:50 pm