

Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—December 28, 2021

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

Absent: Mitch Alligood

Staff: Laura Wilson, Code Admin

Visitors: William Stone, Chris Evans, Dean Johnson, Kevin & Sommer Hill, Norman Garrett, Lidia Garrett

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

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

Motion by Brassie. Second by Jones  
Motion carried.

**The First Item of Business:** Request for COA #531, a request a rear addition at 257 Boulevard. The applicant, Dean Johnson, owner of said property spoke on behalf of the request. In addition to renovating the interior of the house, Johnson explained he wants to "square off" by constructing a rear addition. The rear of the property would look like his neighbor's property. He also would like to replace existing vinyl siding with wood and repair the existing wooden windows.

Brassie: What does the rest of the house look like? How does the proposed change effect the rest of the structure? Johnson provided additional images to the Commission members.

Do you have any elevations? No

Are you adding windows? No

What will the roofline look like? The rear front facing gable will be reconfigured to extend over the addition—  
further discussion continued about the roofline.

Acting Chairman Camp asked if there were any questions from the public: none

Wilson: Due to the nature of this property being a corner lot and the setback requirements of its zoning classification (R2) Patrick (Kelley) is working with the property owner to make sure the rear addition meets code requirements. Therefore, the approval is for appearances and materials.

To approve materials and appearance, pending a determination by the Code Officer on the setback

Motion by Brassie, Second by Jones  
Motion carried

**The Second Item of Business:** Request for COA #532, a request construct an accessory dwelling unit at 1244 South Madison Ave. The applicant, Norman Garrett, owner of said property, spoke in favor of the project. He explained the accessory dwelling unit would be 800 square feet, fronting on Atha Street and it would be designed in a complimentary style to his house.

Brassie: Do you have a floorplan or drawings?

Garrett: I have Laura the floorplan a few weeks back. I've been working with Patrick trying to get this started.

Acting Chairman Camp: I do not believe we have enough information to vote on this tonight.

Garrett: What do you need?

Brassie: pictures, drawings showing rooflines, elevations

Garrett: How does this relate?

Wilson: The request is for an accessory dwelling to your house which is on S. Madison

Discussion continued about the location of the proposed accessory dwelling unit and how that was related to the Historic District particularly in terms of how the proposed accessory dwelling unit would look.

To table until further information (January 25, 2022)

Motion by Brassie. Second by Brown

Motion carried

**The Third Item of Business:** Request for COA #546, a request for exterior changes including windows and the construction of a smoke house for a proposed BBQ restaurant at 118 N Wayne St. The applicant is JEC Development LLC, owner of said property. Architect Chris Evans spoke on behalf of the project. He explained the proposal included new windows on the upper level and new wooden doors on the lower level for a store front. The new windows will mimic the surrounding buildings. Additionally, the proposal includes a detached smoke house for a future BBQ restaurant. Evans presented a revised drawing of the smoke house that allowed the building to be more secure when not in use.

Brassie: What about parking?

Evans: After the plan is approved, we will work with Pat and Brad on parking. The parking lot is privately owned.

Brassie: What about signage?

Evans: I show small signage on the plans.

Evans: During this process, can I make changes?

Acting Chairman Camp: You have to come back to us

To approve as presented with the updated rendering of the Smoke House

Motion by Brassie. Second by Jones

Motion carried

**The Fourth Item of Business:** Request for COA #547, a request for exterior changes including a rear addition at 143 W 5<sup>th</sup> St. The applicant is Bill Stone, owner of said property spoke on behalf of the project. He would like to add a 10x12 addition on the back to expand the current bedroom, replace the current vinyl siding with hardiplank, replace, and replace the aluminum windows. The house next door has the same addition.

Brassie: Do you have any pictures or elevations? What will the roof line look like? The floorplan looks nice.

Stone: I do not have any images to show you.

Brassie: How will the roof look?

Stone: A gable will extend off the back at the same pitch the roof is currently. It will not be noticeable from the front; discussion continued about the pitch and shape of the roof.

To table until further information is provided (January 25, 2022)

Motion by Brassie. Second by Jones  
Motion carried

Old Business: Violation letter—Wilson: I will reach out to Mitch to get a copy of the letter so we can move forward on this issue.

New Business: None

Acting Chairman Camp entertained a motion to adjourn.

Motion by Jones. Second by Brassie  
Motion carried.

Adjourned at 6:41 pm