

Historic Preservation Commission
Meeting Minutes
Regular Meeting—September 24, 2024

Present: Elizabeth Jones, Jane Camp, Laura Powell, Chuck Bradley, Marc Hammes

Absent: None

Staff: Brad Callender, Director of Planning & Development

Visitors: John & Audrey Hawkins

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

Motion to approve agenda as submitted

Motion Camp, Second Hammes
Motion carried

Chairman Jones asked if there were any changes or corrections to the August 27, 2024 minutes.
To approve minutes as submitted.

Motion by Powell, Second by Bradley
Motion carried

Old Business: None

New Business:

The First Item of New Business: Request for COA #3401, a request for construction of a new single-family residence at 305 Milledge Ave. in the East Church Street Historic District. 305 Milledge Ave. is currently an undeveloped lot that was originally part of the parcel directly to the north at 400 East Church St. The western edge of the district, the area closest to downtown was developed in the late 19th century predominately in the Folk Victorian style. Dominate characteristics of this style include deep, wide front porches, interior chimneys, horizontal siding, and front facing gables. The house plan presented by the applicant does not display the characteristics of the East Church Street Historic District. Therefore staff recommends denial of the COA. John (Corant), the area manager for My Home Communities, spoke in favor of the application. The reason that particular house plan was chosen is because the façade matches the new houses along Milledge Ave. My Home Communities would like the opportunity to make some changes and resubmit. Discussion followed about the characteristics of the East Church Street Historic District and the timeline for resubmittal. Chairman Jones reference page 54 in the Preservation Primer which focuses on new construction in historic districts.

Note: Commissioner Bradley purchased his residence at 400 East Church Street from the applicant. He has recused himself from this item.

Chairman Jones: Any questions from the public? No

Callender: The setbacks on the lot are fairly small; you can go all the way to edge if you need to get more room for a wide house plan.

Motion to table until the meeting on October 22, 2024

Motion by Hammes, Second by Camp
Motion carried with Bradley abstaining

The Second Item of New Business: Request for COA #3402, a request for signage, lighting, and painting at 135 S. Broad St. in the Monroe Commercial Historic District. The most recent tenant in the space was Winged Foot athletic shoes and apparel. The new tenant is Nerd Street Games. John Hawkins, applicant and owner of the store, spoke in favor of the project. The idea of the business is to create a community space to play board games and card games.

Commissioner Powell: Will you be opening up windows?

Hawkins: There used to be windows across the front like the rest of the building. The glass is there behind the boards. It will just need to be replaced. We also want to add lighting to match the existing light fixtures on either side of our space. Lastly, we want to paint the exterior of the building two colors.

Commissioner Powell: Will the Nerd Street sign be painted on?

Hawkins: No, it will be more of an actual street sign

Discussion continued regarding painting the brick exterior of the building; Epiphany next door is painted; the top of building appears to have modern mortar in the brick so the brick may have already been altered

Motion to approve as submitted including the request for lighting and painting the brick (because of the two different types of brick)

Motion by Camp, Second by Powell
Motion carried

Motion to adjourn

Motion by Hammes, Second by Powell
Motion carried

Adjourned at 6:24 pm