

Historic Preservation Commission
Meeting Minutes
Regular Meeting—January 23, 2024

Present: Fay Brassie, Laura Powell, Elizabeth Jones, Marc Hammes, Jane Camp

Absent: None

Staff: Logan Propes, City Administrator
Chris Bailey, Assistant City Administrator
Laura Wilson, Code Admin

Visitors: Wes Peters, Charles Bradley, Yvonne Stephens, Cody Stubbs

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

Motion to approve agenda as submitted

Motion Camp, Second Brassie
Motion carried

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

Motion by Powell, Second by Hammes
Motion carried.

Old Business: None

New Business:

The First Item of New Business: Request for COA #2892, a request for demolition and site development at 140 S. Broad St. The request is to demolish an existing building and replace it with a three-story mixed-use building. Three thousand square feet of commercial on the bottom with residential above; 5 units on each floor for a total of 10 residential units in the building. This request was originally approved in May 2022 and that approval has expired due to time. The applicant is seeking reapproval. The current plan has minimal changes from the previously approved plan (added more balconies on Washington St side). The building is tentatively called The Troy after the Troy Theatre that existed previously in this location. The building being requested for demolition is a non-contributing structure to downtown and the Commercial Historic District. Wes Peters from Reliant Homes spoke in favor of the project.

Commissioner Brassie: Wasn't the project previously approved at 35 ft?

Wilson: The previous limit of 35 feet was a code restriction. That limit has since changed to a story limit and the limit for the central business district is 5 stories. At 40 feet, the proposal meets code requirements.

Peters: The building should be similar in height to the old hotel across the street.

Commissioner Brassie: Will it be 40 ft plus a parapet on top?

Peters: No, it is 35 ft to the roofline with a 5 ft parapet on top; for a total height of 40 feet. Discussion continued about the proposed height of the building.

Propes: A note from staff regarding the change from feet to stories—looked at elevations to meet the courthouse; 140 S. Broad is on a downward slope from the courthouse. The building sits lower and therefore will look shorter than the hotel across the street.

Motion to approve demolition and site development

Motion by Hammes, Second by Powell
Motion carried 3-1 (Brassie against)

The Second Item of New Business: Request for COA #2893, a request for a porte-cochere, fencing, and rear ramp at 400 E. Church St. The porte-cochere was inspired from a similar house in Grant Park (Atlanta) but it will have a gable with a dormer instead of a copula like the image. There will be a black aluminum open fence around the rear of the property that will meet up with wooden privacy fence. The ramp will be built off an existing back deck. The applicant Charles Bradley spoke in favor of the project.

Motion to approve as submitted

Motion by Camp, Second by Brassie
Motion carried

The Third Item of New Business: Request for COA #2894, a request for a privacy fence at 112 W. 5th St. The proposed fence is a standard 6ft wooden fence. Applicant Yvonne Stephens spoke in favor of the project. There will be a gate on their side of the house and the fence will meet up with an existing privacy fence on the right side of the house. Later, the applicant plans to expand the fence to include all of the back yard.

Motion to approve as submitted

Motion by Powell, Second by Hammes
Motion carried

The Fourth Item of New Business: Request for COA #2895, a request for signage at 134 S. Broad St. for a new marketing company Sanbear. The applicant and business owner Cody Stubbs spoke in favor of the project.

Commissioner Brassie: Will you be painting the building?
Stubbs: No, just signage

Commissioner Powell: Are there two doors to the building?
Stubbs: Yes, the door the paw is on, is not open to the public

Motion to approve as submitted

Motion by Brassie, Second by Powell
Motion carried

The Fifth Item of New Business: Update by WLA Studio on Phase II of the Monroe Historic Resources Survey

- Provided an overview of what the survey process is, what a survey can and cannot do, and how the survey process works

- Mostly mid-20th century development—ranch houses, American smalls, split-levels—in the previous survey these resources were not yet considered historic so they were not surveyed
- 75% of resources surveyed are mid-century residential resources
- Notable items—James Monroe Home designed by Abreu & Robeson (Atlanta), Googie Style gas station

Motion to adjourn

Motion by Camp, Second by Brassie
Motion carried

Adjourned at 6:36 pm