

Historic Preservation Commission
Meeting Minutes
Regular Meeting—April 25, 2023

Present: Jane Camp, Elizabeth Jones, Susan Brown, Fay Brassie
Absent: Laura Powell
Staff: Brad Callender, City Planner
Laura Wilson, Code Admin
Visitors: Ashley Thornton, Seth Wilkerson, Chad Draper, Gilbert Lucero, Wes Peters, Shannon Sturgill,
Colby Edwards

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

Note: Prior to the agenda being approved, Susan Brown was recognized for her years of service as a member of the Historic Preservation Commission.

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 as submitted.

Motion by Brown, Second by Brassie
Motion carried.

Old Business: None*

*Prior to the agenda being published the applicant for the demolition of 1251 S. Madison Ave requested the item be tabled until the May 23rd meeting; see file for documentation

New Business:

The First Item of New Business: Request for COA #2298, a request for a shed at 120 Mears St.; Applicant was not present so item was moved to the end of the agenda in case the applicant showed up late; applicant never showed.

Motion to table until May 23, 2023

Motion by Camp, Second Brown
Motion carried

The Second Item of New Business: Request for COA #2221, a request for exterior renovations including signage at 134 N. Broad St. Colby Edwards spoke in favor of the project. The applicant would like to replace the existing windows with single pane to match the surrounding buildings. There will be three lights on the sign and one light on either side of the entrance door.

Chairman Jones: By painting the storefront, do you mean paint the brick?

Commissioner Brassie: Will you be removing the shutters?

Edwards: Yes

Commissioner Brassie: Has the back been painted before or is this something you propose to do?

Edwards: Not sure if the brick is currently painted; confirmed the brick in the back will not be painted

Chairman Jones: For the new brick that is relocated at the rear entrance, how will the new and old masonry come together? Will the new brick be worked into the old brick?

Commissioner Brassie: May need to color the mortar to match

Edwards: The rear door was replaced with a smaller door so new brick will need to be added to fill the void

Commissioner Brassie: What is the horizontal line above the door?

Chairman Jones: That is where the door used to extend

Motion to make a site visit prior to May 23, 2023

Motion by Camp, Second by Brown

Motion carried

The Third Item of Business: Request for COA #2222, a request for exterior changes including a fence at 303 W. Highland Ave. The application was withdrawn by the applicant prior to the meeting date but after the agenda was posted. No action taken

The Fourth Item of New Business: Request for COA #2226, a request for exterior changes including signage at 130 S. Broad St. The business owner Gilbert Lucero spoke in favor of the project. The applicant would like to change the front door to one that is $\frac{3}{4}$ window with a single panel at the bottom. There are several examples of the same door on Broad St. currently. The building will also be repainted.

Wilson: Do you want them to approve your sign as well?

Lucero: Yes, the square-footage of the sign

Commissioner Brassie: What type of restaurant is it?

Lucero: Acai bowls, smoothies

Commissioner Brassie: What about the signage?

Lucero: I just need the square-footage for the sign across the top

Commissioner Brassie: What about the bulls-eye?

Lucero: The circle one is not an option. It will just be the SWEETBERRY

Commissioner Brassie: Does the sign size meet code requirements Brad?

Callender: I'm not sure. I do not see any sizes on the application

Lucero: I believe the building is 23 ft wide

Callender: It will be about 36 sq ft

Lucero: There will be no signage in the windows

Commissioner Brassie: In the doorframe, what are you doing with the existing transom? Is there a transom on the inner door?

Lucero: I would like to take it off and frame it better. I believe that aluminum frame is original with the building. I would frame it out of wood and paint it to match the building. The transom would be gone. Under the wood frame of the windows there is aluminum frame that sits on the brick curb of the storefront.

Commissioner Brassie: It might look good removing it all together—what do you think? (to the other Members)

Commissioner Brown: What is the glass like in the transom?

Lucero: Old and cracked

Chairman Jones: Any questions from the public—no

Wilson: Do you want to approve any part of his request? The sign or the door?

Commissioner Brassie: What is the placement of the signage? You might it centered or off centered depending on what you do with that door.

Lucero: In the brick pattern there is a frame; no matter what the door does, the sign will go there

Commissioner Brown: If you just go with the Sweetberry name, what color will it be?

Lucero: White letters shadowed with pink according to franchise regulations

Motion to make a site visit prior to May 23, 2023

Motion by Brassie, Second by Brown

Motion carried

The Fifth Item of New Business: Request for COA #2227, a request for a shed at 143 W. 5th St. Seth Wilkerson spoke in favor of the project. Wilkerson is requesting an 8'x8' shed to be placed on an existing 10'x12' concrete slab in the backyard. The backyard is already fenced in. There was a pre-existing metal shed on the slab that was disposed of. This will be a Home Depot Tuff shed. The shed will only be a foot or two taller than the fence.

Commissioner Brassie: What does your house look like? Particularly the roof line?

Wilkerson (shows Members pictures of the house on a cell phone)

Commissioner Brassie: It is a gable and you have chosen a gable for the shed

Chairman Jones: Any questions from the public—no

Motion to approve as presented

Motion by Brassie, Second by Camp

Motion carried

The Sixth Item of New Business: Request for COA #2228, a request for a garage addition at 221 Boulevard. The contractor Chad Draper spoke on behalf of the project. The applicants are Jeff and Cici South, owners of the property. The plan is to take an existing two car garage that is located at the rear of the property and add a third bay on the left side. The existing siding will be removed and replaced with siding that matches the existing house.

Commissioner Brassie: Where will this sit?

Draper: It is an existing garage located in the rear and it (the addition) will be on the left side

Commissioner Brassie: Is the project okay code wise with distance from the neighbor?

Callender: Do the garage doors face north?

Draper: If you are looking at it from Boulevard, the garage doors are parallel to Boulevard; What is the setback requirement? Five feet?

Callender: Yes, it is 5 feet. They are well in with meeting the requirements.

Chairman Jones: Any questions from the public—no

Motion to approve as presented

Motion by Brassie, Second by Brown
Motion carried

The Seventh Item of New Business: Request for COA #2229, a request for exterior changes including porches and an addition at 314 S. Wayne St. The applicant and property owner Shannon Sturgill spoke in favor of the project. He provided the Commission an overview of the work done on the property to date:

- When the property was purchased no water or electricity for about 10 years
- Previously used as warehouse
- Rear addition with shed roof had a massive leak—roof replaced by extending the existing gable which resulted in the house increasing by 7.5 sq feet
- 10x16 deck removed—requesting to put back same dimensions
- 2 chimneys taken down; bay window removed

Chairman Jones: The main concern is the balustrades that were put back do not match the ones that were removed

Sturgill: Those were the closest ones we could find. We put back the same amount and the same tread size on the top and bottom

Chairman Jones: What can be done moving forward to find some balustrades that are going to match up to the original ones?

Sturgill: I don't think anyone has seen the original ones in about 20 years due to the bushes

Chairman Jones: If we can find photos, can you find something like that and put them on there?

Sturgill: Do you have pictures and exact dimensions?

Discussion continued regarding the balustrades:

- Possibly adding a second rail to allow for shorter balustrades so that the railing is up to code height requirement but also meets the visual requirement of having shorter balustrades like the originals
- The building permit issued for the house would cover the replacement/repair of any porches or decks
- Photos exist of the steps leading up to the porch illustrating the balustrades

Chairman Brown: Have you thought about putting the front door back where it was?

Sturgill: The door was not like that when I bought it; so no, it is not something I considered

Callender: There maybe code requirements that prevent the door from being moved back to its original location

Sturgill: Where the door is now, you walk into a grand central hallway so it proper for the house

Chairman Jones: Any questions from the public—no

Motion to make a site visit prior to May 23, 2023

Motion by Camp, Second by Brown
Motion carried

The Eighth Item of New Business: Request for COA #2231, a request for parking lot renovations at 506 S. Broad St. The applicant and owner of the property is 81 Investment Company. Wes Peters from 81 Investment Company presented the project. At the old Avondale/Felker offices the intent is to update the flow of the current parking lot. As it is, the parking is on the outside of the drive and the lot will be reconfigured so the

parking is on the inside. The brick area in the front will be turned into a roundabout that someone can turn around in. The building is currently vacant.

Commissioner Brassie: The changes are to code?

Callender: The project will have to go through another COA to show they meet the requirements.

Callender: Is there anything on signage?

Peters: No, just the parking lot

Motion to approve as presented

Motion by Camp, Second by Brassie

Motion carried

Motion to adjourn

Motion by Brown, Second by Camp

Adjourned at 7:07 pm