

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

Present: Mitch Alligood, Jane Camp, Fay Brassie,

Absent: Elizabeth Jones, Susan Brown

Staff: Patrick Kelley, Director of Code
Laura Wilson, Code Department Assistant

Visitors: Ronnie Viar, Lawrence Parker, Lisa Parker, Mark Hammes, David Jones, Alisa Howard, and Neal Howard

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

Chairman Alligood asked if there were any changes or corrections to the July 27, 2021 minutes.
To approve as submitted.

Motion by Brassie. Second by Camp
Motion carried.

The First Item of Business: Request for COA #234 at 206 Bold Springs Ave. The applicant is Marc Hammes, on behalf of Crista Carrell and Rick Huszagh, owners of said property. The request is to make exterior changes to the structure by adding gutters to the front facade. Hammes explained that they wanted to add gutters to the front porch to prevent the porch from rotting further.

Question Brassie: Where is the water going to drain?

Hammes: To the side of the house

Question Chairman Alligood: What color will the gutter be?

Hammes: Black or the same color as the house

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

To approve the gutter as presented

Motion by Camp, Seconded by Brassie
Motion carried

The Second Item of Business: Request for COA #235, a request for an attached garage addition at 711 Lawrence St. The applicants are Ronnie and Amy Viar, owners of said property. Ronnie Viar spoke to the request. He is asking permission to build a 32x40 foot addition on the backside of the house. The siding, roof shingles, and window trim would match what is currently on the house. It would be a side entry two-car garage. The existing gravel driveway would remain with a concrete apron onto Lawrence Street to prevent erosion.

Chairman Alligood asked if there were any questions:

Brassie stated her concerns about the size of the garage, the pitch of the roof on the addition, and what the addition would do to the profile of the house. She made the statement that houses of this era were built

without garages and the addition would change the character of the house. Discussion continued between Viar and the Commission Members about the profile of the roof for the proposed addition. Brassie requested more detailed drawings of the proposed addition showing how exactly it will look and attach to the existing structure.

Viar asked if he would have to come back to another meeting. Kelley stated if there were no comments from the public, the Commission members could decide email.

Chairman Alligood asked if there were any public comments: none

To provide the Commission with front and side elevations of the proposed addition

Motion by Camp. Second by Brassie

Motion carried

The Third Item of Business: Request for COA #229, a request for a rear deck addition at 204 N. Jackson St. The applicant is David Jones, owner of said property. Jones spoke to the request, explaining 10 or 15 years ago he got approval from the Historic Preservation Commission for a back deck but the project was delayed due to a kitchen renovation. They are now ready to move forward with the project again. The deck cannot be seen from the street. It will be made of wood or wood composite, no roof.

Chairman Alligood asked if there were any public comments: none

To approve as presented

Motion by Brassie. Second by Camp

Motion carried

The Fourth Item of Business: Request for COA #236, a request for demolition of the structure at 1238 S. Madison Ave. The applicants are Lawrence and Lisa Parker, owners of said property. Lawrence Parker spoke to the request. He stated they originally purchased the property in August 2020 with the hopes of renovating the property. Immediately after purchasing the property, they removed 60 tires from the site, cut down overgrown trees, and tried to fix any code violations. In trying to bring the property up to code, more problems were discovered including structural, electrical, plumbing, and HVAC.

Parker then explained they own two lots on South Madison and two lots that back up to the property at 1238 South Madison which front on Atha Street. After discovering the structural issues with the house, the plan became to redraw the property lines to get more uniform lots because the lot for house on South Madison occupies most of the road frontage. The plan is to put four farm house style houses on the redrawn lots. Estimated costs for demolition for the house on Atha Street are over 200k and over 300k for the house on South Madison.

Chairman Alligood asked if there were any public comments: Neal Howard who owns the home adjacent to the property spoke in favor of the project.

Kelley reminded the Commission that all demolition permits should be accompanied by a plan for the site. Parker then showed the members examples of the farm house style house he wanted to build. Kelley clarified that the lot arrangement on Davis Street would not apply to this project because Davis Street is a Planned Residential Development with its own zoning requirements.

Question Camp: Have you been told it (1238 S Madison) was irreparable?

Parker: No, it is cost prohibitive due to the amount of work needed.

To deny demolition permit for 1238 S. Madison Ave

Motion by Brassie. Second by Camp

Motion carried

The Fifth Item of Business: Request for COA #237, a request for demolition of the structure at 227 Atha Street. The applicants are Lawrence and Lisa Parker, owners of said property. Lawrence Parker spoke to the request.

Note: When discussing the demolition request for 1238 S. Madison, Parker also provided reasoning for the demolition request for 227 Atha Street.

To approve demolition of 227 Atha Street

Motion by Camp. Second by Brassie

Motion carried

Question Lisa Parker: When we renovated 1238 S. Madison, does it have to look exactly as it looks now?

Kelley: Any change to the footprint and the exterior of the structure would have to come back to the Historic Preservation Commission for approval. Chairman Alligood: You would bring us drawings

Question Lisa Parker: Can we go ahead and build on Atha Street?

Chairman Alligood: You would have to bring us the plans for what you would build over there.

Question Lawrence Parker: If we found plans for a house that looks just like 1238 S Madison, would that be any better?

Camp: It is impossible to give an answer without plans to look at

Question Lawrence Parker: 1238 is basically two-thirds of the frontage on Madison Avenue. What can I do with the other lot?

Kelley: That parcel is an existing lot of record so it can be built upon by R1A standards.

Old Business

The First Item of Old Business: Brassie: Last meeting we tabled the window decision for 239 E Marable Street and for the record the property owners are willing to do what we asked for the windows. They were confused about what we were asking and were already doing it.

The Second Item of Old Business: Drafting a letter that can be sent to property owners who are in violation of the historic preservation ordinance. Chairman Alligood: I do not have time to draft a letter. I can edit one but not draft a new one.

New Business: None

Chairman Alligood entertained a motion to adjourn.

Motion by Camp. Second by Brassie

Motion carried. Adjourned at 6:58 pm