

Historic Preservation Commission
Meeting Minutes
Regular Meeting—June 27, 2023

Present: Laura Powell, Elizabeth Jones, Fay Brassie

Absent: Jane Camp, Marc Hammes

Staff: Brad Callender, City Planner
Laura Wilson, Code Admin

Visitors: Matthew Mewbourne, Jessica Head, Wes Peters, Forrest Spain, Chanch Edwards, Crystal
Tollison, Ed & Julie Hoff, Dan & Tammy Dyer

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

Motion to move 700 S. Broad St. to #1 under New Business
Motion Brassie. Second Powell
Motion carried

Motion to approve agenda with corrections
Motion Powell. 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 Powell, Second by Brassie
Motion carried.

Old Business:

The First Item of Old Business: Request for COA #2226, a request for exterior changes including signage at 130 S. Broad St. At a previous meeting the changes to the door and the signage were approved. The only outstanding item is the transom window. Jessica Head, general manager of Sweetberry, spoke in favor of the application. The new transom will be framed out of wood (instead of metal) painted to match the color on the building with tempered glass.

Chairman Jones: Any questions from the public? None

Motion to approve
Motion by Brassie, Second Powell
Motion carried

New Business

The First Item of New Business: Request for COA #2469, a request for exterior changes including an awning and railing at 700 S. Broad St. The applicant, Wes Peters from 81 Investment Company LLC, spoke in favor of the project. The main goal of the project is to update the façade. The left side of the building is occupied by Jeff Coates barbershop. The sidewalk will be leveled and then a railing be added because there is a 12-18 inch drop between the sidewalk and the street. The brick will be cleaned and if necessary painted but the goal is just to

clean the brick. The awnings will be black metal, square in shape located above the windows with metal supports above.

Chairman Jones: My main concern is the cleaning of historic brick; need to be careful with what type of chemicals you use. It is a good idea to start on the back to avoid damaging the front façade. Painting the structure could also be problematic. It could trap the moisture and deteriorate the building. Water will find away to get out because historic brick is designed to breathe. The water could leach out through the mortar or foundation, cause the paint to peel.

Peters: If the cleaning did not go as planned and we wanted to paint the brick, would we have to come back before the board?

Wilson: Because the building has not been previously painted, you would have to come back

Wilson: What is happening with the transoms above the windows?

Peters: We are not sure what they were originally; they do not open to the interior of the building. We are going to create some type of panel with gridlines—decorative wood or metal

Commissioner Brassie: Our manual encourages the use of fabric awnings over metal—to soften the building.

Wes: The building has such a historic front that even with a modern awning; it is good blend

Commissioner Powell: The railing will go across the front of the building?

Peters: Yes

Commissioner Brassie: Will you need a handicap entrance?

Peters: We will comply with all ADA requirements

Chairman Jones: Any questions from the public—no

Motion to approve as presented

Motion by Brassie, Second by Powell

Motion carried

The Second Item of New Business: Request for COA #2464, a request for fence, deck, and shed at 128 3rd St. The applicants, Dan and Tammy Dyer spoke in favor of the request. The shed will be placed on the left side of the house as viewed from the street. The current deck will be replaced with a covered deck and the chain linked fence will be replaced with a privacy fence. The new privacy fence will extend the length of the property. Half of the new deck will be screened-in and the other will be open air under the roof. The applicant provided updated drawings and pictures to the commission members. The roof over the new deck will have a gabled end.

Commissioner Powell: The deck does not currently run the full length of the house and you want to extend it out?

Dyer: Yes

Chairman Jones: Any questions from the public—no

Motion to approve new deck with gabled roof, partially enclosed; shed, remove chain link fence and replace with privacy fence

Motion by Brassie, Second by Powell

Motion carried

The Third Item of New Business: Request for COA #2465, a request for a hanging sign at 109 N. Broad St. for Rekindle Candle Co. The sign is metal and the name will be etched/engraved. The sign will be centered over the middle panel on the front façade. Matthew Mewbourne, owner of the store, spoke in favor of the request. The sign measures approximately 16 sq ft.

Commissioner Brassie: Looking head on at the sign, all will see is the skinny profile?

Mewbourne: Yes

Chairman Jones: Any questions from the public—no

Motion to approve

Motion by Powell, Second by Brassie

Motion carried

The Fourth Item of New Business: Request for COA #2466, a request for a fence at 407 E. Church St. The applicant and property owner Ed Hoff spoke in favor of the project. The proposed wood fence would replace an existing chain-link fence. The fence will be painted white to match the trim on the garage.

Commissioner Brassie: Will there be any chain-link left?

Hoff: Yes, in the rear of the property that will not be visible from the street

Chairman Jones: Any questions from the public—no

Motion to approve

Motion by Brassie, Second by Powell

Motion carried

The Fifth Item of New Business: Request for COA #2467, a request for demolition of 1250 S. Madison Ave. The applicant and property owner, Chanch Edwards, spoke in favor of the request. Edwards recently purchased the house. He would like to demolish the structure and replace it with a new single-family residence. The foundation is failing and there are no floors in the house so it is not feasible to renovate the structure. It is a nonconforming lot so we will have to stay within the boundaries of what is there.

Commissioner Brassie: I am not one for demolition either but I did go out there and you can see where the foundation is crumbling. Plus, there is no floor. The one across the street is very important architecturally. While this one is also important, putting something back that goes with the neighborhood is a plus. I would like to see the windows 6/6 because I think that is what is there now.

Edwards: That is fine; I will use the Monroe Preservation Primer as my guidebook to build this property back

Commissioner Powell: You provided an estimate for remodel of \$250k?

Edwards: That is for new construction. The house is beyond repair.

Wilson: According to the plans, it looks the porch is 32 inches off the ground. Are you going to do a rail?

Edwards: I would want to keep the porch at 30 inches not have a rail as required by code.

Chairman Jones: This makes me nervous because we do not want to lose our historic districts.

Callender: Is this going to continue to contribute to the district?

Chairman Jones: Correct or will it deteriorate and not contribute to the district
Edwards: If it doesn't get torn down the only option is a low-income rental house

Wilson: Why did you decide to keep the notches in the back instead of squaring off the house?

Edwards: I think that would be a question for Brad because that is how the foundation currently sits. I would love to square off the back space; it would look better

Callender: The issue is creating additional encroachment on Panell Road. If you fill in the back corners, I do not see that as a problem. You can still have the steps coming out; they would be in line with the porch steps at that point.

Wilson: If you square off the back, it will also clearly show that it is a replacement structure; less confusion about if it is a historic structure

Chairman Jones: Any questions from the public:

- How large will the house be? About 1500-1800 sq ft

Motion to approve demolition and replacement structure as presented with modifications—front porch columns will be similar in appearance to existing structure, back can be squared off evenly with the footprint of the house, and use 6/6 windows

Motion by Brassie, Second by Powell

Motion carried

The Sixth Item of New Business: Request for COA #2468, a request for a fence and shed at 207 N. Madison Ave. The applicant and property owner Forrest Spain spoke in favor of the project. The shed will only have three windows across the top with a door. The fence will be horizontal slats to match the neighbors.

Commissioner Powell: Will the shed be taller than the fence?

Spain: The fence will be 6 feet at the back of the property

Commissioner Brassie: The shed roof matches the front of your house so I think it is compatible

Callender: I caution you not to put the fence or shed in the driveway easement which is 6ft on either side of the driveway

Commissioner Brassie: Will it have a gate?

Spain: Yes- one in the front and one in the back; once everything is approved, how long do I have to complete it?

Callender: 18 months

Chairman Jones: Any questions from the public—no

Motion to approve

Motion by Powell, Second by Brassie

Motion carried

Motion to adjourn

Motion by Brassie. Second by Powell

Adjourned at 7:03 pm