

Historic Preservation Commission
Meeting Minutes
Regular Meeting—August 22, 2023

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

Absent: None

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

Visitors: Chuck Bradley, Lori Volk, Bruce Henley, Steve & Susan Brown, Lauren & Tyler Gregory, and
Crystal Tollison

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

Motion to approve as submitted

Motion Hammes. Second Camp
Motion carried

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

Motion by Hammes, Second by Powell
Motion carried.

Old Business: None

New Business:

The First Item of New Business: Request for COA #2601, a request for exterior signage at 127 N. Lumpkin St. The applicant and owner Chris Collin is proposing to add a painted sign on the building for High Voltage Wings. The proposed sign is 38 sq feet and will be lit with uplighting. When the building was purchased, the kitchen was placed in the middle of the building to allow for a restaurant in the front and back of the building. The idea behind a painted sign was to give the building a timeless look.

Commissioner Brassie: Will you be continuing the arrow around the building or having signage at that end (near the entrance to the restaurant)?

Collin: There is a glass door down there with the logo on it and people have been finding it. We looked at other signage but we did not want to make the building look like convenience store.

Motion to approve

Motion by Brassie, Second by Camp
Motion carried

The Second Item of New Business Request for COA #2602, a request for a rear fence and accessory dwelling modifications at 405 Knight St. The applicant and owner, Greg Davis spoke in favor of the request. The fence will be a Kentucky style fence with 4x4 posts every eight feet that is painted white. The fence will go in the mowed area of the back lawn (about 2/3 of the property). The fence will connect to the existing neighbor's chained link fence. The shed in the back will be painted and get a new roof to match the house.

Commissioner Brassie: The rural character of the fence style is in keeping with the area of your house. If you were one street up it would not match the character of the neighborhood.

Motion to approve

Motion by Hammes, Second by Powell
Motion carried.

The Third Item of New Business: Request for COA #2603, a request for exterior changes to modify an existing dormer at 707 S. Madison Ave. The owners and applicant, Lori Volk and Bruce Henley spoke in favor of the project. The applicants previously appeared before the Historic Preservation Commission to get approval to make changes to the dwelling. The problem is that the dormer that was constructed is proportionally too small for the rest of the structure. To fix the problem, the applicant is proposing to increase the dormer to the left and right as well as add additional windows.

Note: At the meeting Volk passed out a photo of a dormer with three windows with Bermuda shades.

Commissioner Brassie: You cannot make the windows any larger?

Volk: No, they should not be any longer because of privacy; it is a bathroom. The shutters take up more space of the front of the dormer to give the illusion of larger windows. Discussion followed about how to create balance in the dormer and an illusion of a larger window.

Henley: Either side of the dormer has already been trimmed out; that area will be faux and not go into the house. Larger windows have been framed out on their side of the central dormer.

Commissioner Hammes: The windows on either side will be the real windows and the one in the middle would be fake and all three windows would be the same size.

Volk: Yes

Wilson: You are just going to add exterior trim to the house; not cut into the siding?

Henley: Long pieces of siding will go across all three dormers to create cohesion and the windows will be trimmed out the same way. We are going to make it look like a window, just need to figure out the right colors.

Motion to approve as presented—to increase the size of the dormer and make all three windows appear to be the same size

Motion by Camp, Second by Powell
Motion carried

The Fourth Item of New Business Request for COA #2604, a request for a rear deck at 137 4th St. The applicant and owner Tyler Gregory spoke in favor of the request. The current deck is not to code and falling apart. The applicant would like to keep the deck in the same place, just make it larger. The deck will be constructed of wood and painted to match the house; the pickets and railings will be white to match the front of the house. Decking will be added under the deck to create storage.

Commissioner Brassie: For safety, you might want to consider wrapping the staircase around the deck so it does not stick out so far into the yard.

Motion to approve

Motion by Hammes, Second by Camp
Motion carried.

The Fifth Item of New Business Request for COA #2605, a request for exterior changes at 116 E. Highland Ave. Steve Brown was present to speak for the applicant and owner, Kim Mulkey-Smith. With confirmation from Callender, the application was withdrawn because the property is not located inside a historic district or a registered historic individual landmark. The property is simply listed as “other local resources” in the Monroe Preservation Primer.

Motion to adjourn

Motion by Brassie, Second by Hammes

Motion carried

Adjourned at 6:54 pm