

Historic Preservation Commission
Meeting Minutes
February 23, 2021

Present: Crista Carrell, Mitch Alligood, Fay Brassie, Elizabeth Jones,

Absent: Susan Brown

Staff: Pat Kelley, Director of Planning & Code
Debbie Adkinson, Code Department Assistant

Visitors:

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

Chairman Carrell asked if there were any changes or corrections to the January 26, 2021 minutes.

To approve as submitted.

Motion by Alligood Second by Brassie
Motion carried. Minutes Approved.

The First Item of Business: Request for COA # HP-000088-2021 for an addition at 120 Walton Street. The applicant is James Laird, owner.

Mr. Laird spoke to the request. He submitted drawings from an architect. These plans are self-explanatory. It will be about a 1000 sq ft addition. The kitchen and master suite.

Chairman Carroll asked if there were any questions. None.
Chairman Carroll asked for questions from the public. None.

Chairman Carroll entertained a motion.

To Approve

Motion by Alligood. Second by Jones
Motion carried. COA Granted.

The Second Item of Business: Request for COA # HP-000089-2021 for external changes at 208 Walton Street. The applicant is John Cown, representative for owner Dr. Darin Wasileski.

Mr. Cown spoke to the request. They want to change out windows to meet the period of the house. They also want to move some to widen the space between them to fit the flow of the interior. They will keep the original siding. They would like to install a metal roof if it is in the period and change the round columns to original style columns. They would also like to remove the deck on the side toward the back of the house. Dr Wasileski wants to make it beautiful for raising his family.

Brassie asked if they would take the brick fence down.
Mr. Cown stated they would like to but was told they couldn't.
Brassie says it's not historical. It was built in the 1965.

Chairman Carroll asked if there were any other questions.
Brassie asked if they would need to come back to change the columns.
Carroll stated if you want something changed you can place that in the motion.

Mr. Cown asked about the neighbors having a portion of the fence on their yard?

To approve with the leeway to make changes to make house more historically correct, by changing columns if they need to be and removing the fence which is not historical. Also including changing the windows.

Motion by Brassie. Second by Jones
Motion Carried. COA Granted.

The Third Item of Business: Request for COA # HP-000092-2021 to demolish house and build a new house in its place at 315 South Madison Avenue. The applicant is Fernando Villarruel, owner.

Mr. Villarruel spoke to the request. He stated they would like to start a process to build a historically accurate new house there. He submitted a sketch of what the house he would build looks like. The process would begin with demolishing the current house. They have inquired about doing upgrades to make it functional and safe and their determination was to demolish and rebuild.

Brassie asked if it would cost \$100,000 to do upgrades.

Villarruel stated that was about correct.

Brassie asked what it would cost to build the new one.

Villarruel says the house they submitted with the request is more historically matched with area.

Jones asked what were the things that need to be done to the existing house to make it livable and safe?

Villarruel stated it would need foundation work to stabilize and align the floors, ripping out the walls, redoing the plumbing and other things. He feels it would have to be taken down to its stubs and redo it.

Chairman Carroll asked for any other questions. None

Chairman Carroll entertained a motion.

To Deny

Motion by Brassie. Second. None
Motion died

To table until more information could be obtained.

Motion by Alligood. Second by Brassie
Motion carried.

Mr. Villarruel asked if there was a check list to go by for obtaining the information needed to justify the demolition?

Kelley stated there is a property maintenance checklist that the Code Dept can go over with Mr. Villarruel. Also, typically if the cost to renovate, remodel or repair exceeds 50% of the taxed value of the property, then it would be a candidate for demolition.

Mr. Villarruel asked if this information would need a quote from a contractor?

Kelley stated that would help. He would also be happy to fill out the property maintenance form for any deficiencies that exist. Pictures and documentation of the extent of the damage would also help.

Mr. Villarruel brought to the attention of the commission that all the houses next door to the property had been demolished.

Old Business: Chairman Carroll stated the granted was submitted. Not sure when we will find who receives it.

New Business: Jones state she will be Preservation Action. It will be virtual.

Chairman Carroll entertained a motion to adjourn.

To adjourn

Motion by Alligood Second by Jones
Motion carried. Adjourned at 6:25 pm