

Historic Preservation Commission
Meeting Minutes
Regular Meeting—August 23, 2022

Present: Laura Powell, Elizabeth Jones, Susan Brown, Jane Camp

Absent: Fay Brassie

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

Visitors: Cindy Smith, Melissa & Vince Marzula, Bill Stone

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

Chairman Jones ask for approval of the agenda
To approved as presented.

Motion by Powell. Second by Camp
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 Jones
Motion carried.

The First Item of Old Business: Request for COA #1013, a request for signage on the side of 106 S. Broad St. The applicant is Rinse Bath & Body Co. There was no one at the meeting to represent the request. The item was tabled at the June 28, 2022 meeting until August 23rd at the request of the applicant. Commissioner Jones read into the record the historic sign ordinance. Under the current sign ordinance, the applicant would be allowed is approximately 78 sq ft of wall signage. The applicant has requested a sign approximately 600 sq ft in size.

Motion to deny because the proposed sign is too large and out of scale with the building
Motion by Brown, Second by Camp
Motion carried

New Business:

The First Item of Business: Request for COA #1378, a request for exterior changes including windows and siding at 229 Alcovy St. Vince and Melissa Marzula spoke in favor of the request. The vinyl siding was removed and replaced with hardiplank. 6/6 windows were removed and replaced with 1/1 bronze high efficiency windows. The roof was also replaced but no changes to the foot print were made.

Commissioner Brown: Is there the possibility of putting in the snap in mullions so the windows appear 6/6?
V. Marzula: I've already stated that I would like to do 2/1 windows.

Commissioner Camp: Will the house remain yellow?

V. Marzula: No that is just the primer. The house will be almost white.

Commissioner Camp: Why did you decide to change the windows?

V. Marzula: Personal preference; the windows were rotten and non-insulated

Commissioner Camp: The 6/6 windows look better

Commissioner Brown: Will you be putting the shutters back on? The shutters are not historic

M. Marzula: No, I do not think we are going to put them back; want to keep it plain

Commissioner Brown: The problem with the windows is that 6/6 is what is original to the construction and architecture to the house. There are windows now that are double paned with snap in grids.

Marzulas: There is a cost difference in getting those and there are houses in historic districts that do not have the grids.

Commissioner Camp: You are making great improvement to the house but I have a problem with the 2/1 windows; damages the integrity of the district

V. Marzula: What type of windows would you like to see besides 6/6?

Commissioner Powell: What about 4/1 as a compromise?

Commissioner Brown: I believe you replaced the front door if I'm not mistaken.

V. Marzula: Yes

Commissioner Brown: That was supposed to come before us as well. There is a window in the front door at appears to be 2/2 which is better than what you have right now. If you did 2/2 it would match the front door.

Commissioner Camp: That would look nice and is a good compromise

Motion to approved 2/2 windows

Motion by Powell, Second by Camp

Motion carried

Motion to approved hardiplank siding as vinyl replacement

Motion by Camp, Second by Powell

Motion carried

The Second Item of Business: Request for COA #1379, a request for a rear addition at 116 6th St. The applicant and owner, Bill Stone spoke in favor of the project. The goal of the project is to create a 12x14 addition on the back of the house to allow for a second bedroom with a hallway and laundry facilities. He did the same project recently at 143 W 5th St. The rear addition will be clad with hardiplank. With only one and one bath the house is not functional.

Commissioner Powell: Will the footprint be changing? Are you enclosing the back screened porch

Stone: It will have a 10x14 addition on the rear; the front is not changing

Chairman Jones: Are there any questions from the public? None

Commissioner Camp: Will you leave the columns on the front?

Stone: I will leave the iron columns as it will match the iron railing.

Commissioner Camp: Will you be keeping the door?

Stone: If it is salvageable

Stone: What about windows?

Chairman Jones: It looks like you have 6/6 on the side

Stone: I believe the windows were replaced at some point

Motion to approve as presented with 6/6 windows

Motion by Brown, Second by Powell

Motion carried

The Third Item of Business: Request for COA #1380, a request for exterior changes 221 Boulevard. The owner and applicant, Cindy South spoke in favor of the request. The applicant would like to create an owner's suite in the rear of the house, extend the existing roof line in the rear, and enclose the rear back screened porch. The applicant would also like to put a screened porch back for year-round use on the left side of the house that will be enclosed with glass between the brick columns. There would be no panes in the glass, just solid glass panes without dividers. The partial walls between the columns would stay and one would be built across the front to hold the glass.

Commissioner Brown: Do you have pictures of what it will look like?

South: No

The applicant would also like to put new windows in for more light the where the new kitchen will be. To mimic existing windows on the house, the applicant is requesting a line of casement windows. The new windows will not be visible from the street; they will be located in the rear portion of the house. There will be five windows that open individually. We will be taking a window out during the renovations and if possible, reuse it in the laundry room. The addition will have hardiplank instead of wood.

Commissioner Jones: Are there any questions from the public? None

Motion to approve as presented

Motion by Camp, Second by Powell

Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Camp. Second by Powell

Motion carried.

Adjourned at 7:04 pm