

Historic Preservation Commission
Meeting Minutes
Regular Meeting—July 26, 2022

Present: Laura Powell, Fay Brassie, Elizabeth Jones

Absent: Susan Brown, Jane Camp

Staff: Laura Wilson, Code Admin

Visitors: Russell Page, Clairissa Peguigant, Angela Zeis, JP Campbell, Lori Volk, Bruce Hendley, Lisa & Lawrence Parker

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 Brassie
Motion carried

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

Motion by Brassie. Second by Powell
Motion carried.

The First Item of Old Business: Request for COA #1009, a request for renovation of an existing structure and construction of four new detached houses at 707 S. Madison Ave. The first part portion of the request for the renovation of an existing structure was approved on 5/24/2022. The applicant, Lori Volk spoke in favor of the request.

Chairman Jones read into the record a section of the ordinance relating to height requirements in the MHDO stating that the max building height was 18ft with a roof no greater than 25ft. One of the house plans submitted by Volk has a roof of 27ft. The roof pitch on the house plan is 9/12; Volk would like to reduce the pitch to meet the 25ft height requirement.

Chairman Jones: Did Patrick have a comment on if the plan was altered?

Wilson: Yes, Patrick confirmed if the plan was altered to meet the guidelines, it would be approved

Volk: That is the plan and that way it will more closely resemble the roof pitch of nearby houses; Any of the house plans could go on lots 1-4. The 5th lot is the existing structure. We have not decided which plan will go on which lot.

Commissioner Brassie: Are you using any of the previous house plans?

Volk: No, just the ones presented here

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

To approve as presented

Motion by Brassie, Second by Powell
Motion carried

The Second Item of Old Business: Request for COA #1016, a request for new construction of a single-family house at 1238 S. Madison Ave. The applicants, Lawrence and Lisa Parker spoke in favor of the request. The Parkers submitted three craftsman style house plans for consideration as well as a current plat showing the proposed locations of each house. Commissioner Brassie reminded the applicants that identical houses could not be built next to each other.

Commissioner Brassie: Did they approve the plat?

Wilson: Utilities has approved the plat with the locations of the houses and driveways. Do you have a timeline for building the houses on Atha?

Lisa Parker: Not yet, because we are building them one at a time

Commissioner Brassie: Will they have to come back to do the other houses?

Wilson: Yes, they will have to come back for the specific addresses on Atha Street

Commissioner Brassie: You will need to stay in the craftsman framework but have variety.

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

To approve as presented:

Motion by Brassie, Second by Powell
Motion carried

The Third Item of Old Business: Request for COA #1015, a request for new construction at 1240 S. Madison Ave. The applicants, Lawrence and Lisa Parker spoke in favor of the request. The Parkers submitted three craftsman style house plans for consideration as well as a current plat showing the proposed locations of each house.

As 1238 and 1240 S. Madison are next to one another and were proposed by the same applicants, the applications were considered together with separate motions.

To approve as presented:

Motion by Camp. Second by Powell
Motion carried

New Business:

The First Item of Business: Request for COA #1279, a request for new construction at 115 6th St. JP Campbell, owner of the property, spoke in favor of the request. Campbell's initial request was to subdivide or redivide the lot. At one point in time, it was two lots but now it is only recognized as one lot. The new lot would have a house on it like the existing house.

Commissioner Brassie: We need a plat with the house on it. We need you to come back with a plat showing specifically where the house and driveway will be and an elevation showing exactly what the house will look like. It needs to look like a Mill house but not be exactly like the one next door.

Campbell: It is my intention to build a Mill house. I am not planning on building now. My intent is to divide the property. The lot is a few feet short of being able to divide it which maybe why the two lots were combined.

Commissioner Jones: Is there away to approve the split and then have him come back to us when he is ready to build?

Wilson: He needs to have his plans approved first by HPC before he can go to Planning Commission to get the variance he needs.

Campbell: I need to rent or sell the house that is on the lot currently and if I decide to sell, I do not want to lose the other lot.

Commissioner Brassie: Even if you are not going to start it now, get a plan that would fit on that lot and we can go ahead and vote on it for you; that way you can sell your house

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

Motion to table to August 23, 2022

Motion by Brassie, Second by Powell
Motion carried

The Second Item of Business: Request for COA #1280, a request for an exterior addition at 217 E. Marable St. The applicant and owner, Clairissa Pequigot and contractor Russell Page spoke in favor of the project. The goal of the project is to connect two smaller additions into one gable that will not be taller than the current ridge of the roof.

Commissioner Brassie: Is there a way to avoid creating a split gable roof?

Page: It will be single gable with a point. The roof will not be flat. Clairissa would also like to change out the windows but would keep the look of the original windows. The windows will have original grid pattern. She would also like to remove the vinyl siding and soffits and go back to the original material.

Commissioner Brassie: If you are wanting to go back to the original, the iron works on the front porch need to be removed. It should be replaced with a simple 4x4 post painted with maybe simple trim and the top and bottom. Plain columns, not round or fluted. Also put up a wooden handrail.

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

Motion to approve as presented with the addition of removing the porch ironwork

Motion by Brassie, Second by Powell
Motion carried

The Third Item of Business: Request for COA #1281, a request for exterior changes at 122 6th St. The owner and applicant, Angela Zeis, spoke in favor of the project. There was a fire in August 2021 that damaged the right side of the property. Not planning on changing any of the lines of the house. We will remove the faux rock around the door as well as remove the aluminum siding and replace with wood siding to match the rest of the house. The existing rear addition will also get covered with wood siding to match the rest of the house. The windows will get replaced with wood windows.

Commissioner Brassie: The windows need to be 6/6 and you can get rid of the shutters. You have a balustrade (as seen in the packet) with wire behind it. Is that something you are going to do?

Zeis: We are not sure what is allowed. I have seen it in some houses around town.

Commissioner Brassie: It is allowed if you are to code in the front. A lot of people use that because they do not want the four-inch space between the slats. If you use the wire, you do not have to have that but you do need the pickets to be appropriate for a mill house.

Zeis: So there has to be something in the rail that does up and down or across? My other option is an X design.
Commissioner Brassie: That will work with the wire behind. The other option is too contemporary.

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

Motion to approve as presented

Motion by Powell, Second by Brassie
Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Brassie. Second by Powell
Motion carried.

Adjourned at 6:31 pm