

Historic Preservation Commission
Meeting Minutes
Regular Meeting—October 25, 2022

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

Absent: None

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

Visitors: Lee Wiles, Bonnie Wiles, Vicki Tuttle, Keith Sargent, Rick Huszagh, Chad Draper, Heather Drust

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

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

Motion by Powell. Second by Camp
Motion carried.

Old Business: None

New Business:

The First Item of Business: Request for COA #1663, a request for an awning and signage at 115 N Broad St. for Cottontails (boutique clothing). Heather Drust, owner of the store, spoke in favor of the request. The awning will be ivory fabric with scalloped edges. The awning will be in two sections.

Commission Powell: There is currently no awning, correct?
Drust-Yes

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

Motion to approve as presented

Motion by Brown, Second by Brassie
Motion carried

The Second Item of Business: Request for COA #1666, a request for a rear shed at 122 3rd St. The applicant and owner, Vicki Tuttle spoke in favor of the project. Sheds are common in the mill village. I need more storage as I only have two closets in the house.

Commissioner Brassie: Is there an existing shed?

Tuttle: Yes, in the far back corner of the lot

Commissioner Brassie: Will it be behind the existing shed?

Tuttle: It will be along the back property line; between the house and the fence

Commissioner Brassie: Is it pre-fab?

Tuttle: yes, wood

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

Motion to approve as presented

Motion by Brassie, Second by Camp
Motion carried

The Third Item of Business: Request for COA #1667, a request for exterior changes on the front façade at 208 S. Broad St. The owner and applicant, Chad Draper, spoke in favor of the project. The building was constructed in 1921 for the J.L. McGarity Ford dealership. The goal of the project is to restore the front façade to its original design as seen in the historic photos included in the application. The center of the building was open to the elements originally. It would not be practical to restore the building like that so instead, it will have a recessed center to give the appears of the building being open.

Commissioner Brassie: You are going to recess the entrance?

Draper: Yes, the center as much as possible; Over the front entrance there will also be an awning that extends forward beyond the front edge of the building

Commissioner Brassie: What will be in the building?

Draper: The idea is to divide it up into smaller units for a mixed-use facility

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

Motion to approve as presented

Motion by Brown, Second by Powell
Motion carried

The Fourth Item of Business: Request for COA #1668, a request for a 8'x12' shed a 123 W 5th St. The owner and applicant, Keith Sargent spoke in favor of the request.

Commissioner Brassie: Is there an existing storage shed?

Sargent: There is an existing 12'x16' shed that was built in 1989 that will remain. The new shed will be to right of the existing shed and about 10 feet off the property line.

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

Motion to approve as presented

Motion by Camp, Second by Brown
Motion carried

The Fifth Item of Business: Request for COA #1669, a request for a metal awning at 114 N. Broad St. Owners and applicants Crista Carrell and Rick Huszagh spoke in favor of the project. The applicants are requesting to replace the existing curved metal awning with a flat metal awning that was previously on 116 N. Broad St. The applicants believe the current arched awning detracts from the brick work of the building. The new awning would go above the windows (the ones above the doors) and attach to the brick. It would be inline with the flat shed awning over the single door.

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

Motion to approve as presented

Motion by Brassie, Second by Powell
Motion carried

The Sixth Item of Business: Request for COA #1670, a request for a rear shed and deck at 225 Boulevard. The owners and applicants Lee and Bonnie Wiles spoke in favor of the project. The existing 10'x14' is being replaced with a 45'x12' deck that will be made out of wood. The shed is pre-existing

Commissioner Brassie: How are you planning on finishing the deck?

Wiles: The deck will have traditional rails with pickets.

Commissioner Brassie: Will there be anything on the bottom?

Callender: I am not aware of anything that specifically states a deck must be enclosed.

Commissioner Brassie: Will the deck extend beyond the side of the house?

Wiles: No

Callender: Be aware that a home office cannot be run out of an accessory building. The city cannot issue a business license for an accessory structure.

Wiles: That's fine

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

Motion to approve the deck as long as it does not extend beyond the side of the house

Motion by Brassie, Second by Powell

Motion carried

Motion to approve shed as presented

Motion by Brown, Second by Camp

Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Camp. Second by Brassie

Motion carried.

Adjourned at 6:27 pm