

Historic Preservation Commission Agenda
Minutes – December 10, 2024

1. Call to Order: Chairman Griffin called the meeting to order at 6:00 pm.
2. Roll Call: Chairman Griffin, Commissioners Beroza, Hubbard, Sanders, and Taylor were present.
Staff: Bryan Wood – Community Development Director, and Joni Ary – Recording Clerk
Guests: Lynn and Riley Nelson – 703 Evergreen Street; Brandon James – 902 Evergreen Street
3. Citizens with Input: None.
4. Announcements- Chairman Griffin asked for cell phones to be silenced.
 - Please place phones in silent mode.
5. Approval of the Agenda. Commissioner Taylor moved to approve the agenda as presented; Commissioner Sanders seconded. The agenda was approved unanimously.
6. Approval of Minutes from the November 12, 2024 meeting. Commissioner Beroza moved to approve the minutes as submitted; Commissioner Sanders seconded. The minutes were approved unanimously.
7. Old Business – None.
8. New Business

A. Preliminary Comments – window replacement at 906 Evergreen.

Mr. Wood stated that the applicant is replacing windows in his home, and design guidelines recommend that windows be repaired, if possible, or replaced in kind.

The owner, Mr. Brandon James, stated that he is updating his historic house to make it more energy-efficient. He has added insulation to his home's attic and crawl space; at this time, he has not insulated his walls due to lead paint and costs. Mr. James has spoken to a window company, and due to cost only looking to replace the windows on the side of the house on the east side of the home at this time. That side of the home is worse than the other windows. He was quoted to replace the wood windows with vinyl, from one-pane glass to two-pane glass with the grids.

After discussion with the applicant and the Commissioners, Chairman Griffin asked the applicant to come back to the Commission with more specifics relative to the windows i.e., pictures of the windows being requested to be repaired/replaced, cost estimates, and dimensions of the windows being replaced.

B. Preliminary Comments – carport enclosure at 703 Evergreen.

Mr. Wood stated that the applicant wants to enclose the existing attached carport. There is no guideline which addresses this situation. The carport is set back from the original part of the house and was an addition in the early 2000s.

The owner, Ms. Lynn Nelson, stated they want to enclose their carport in the next couple of years. They want to change the vinyl siding on the whole house to Hardy board/masonite. She would

prefer to install two single garage doors. She showed the HPC 1940s house plans with attached garages.

After discussion with the applicant and the Commissioners, Chairman Griffin stated that since the carport was not an original part of the house, it should not be an issue to enclose the carport along with the entire siding to be more aesthetic. Mr. Wood stated the Commission would specify the particular circumstances relating to this property to prevent setting a precedent.

9. Other Business – Mr. Wood reminded the HPC that they will need to elect a Chairman and Vice Chairman at the first meeting in January.
10. Adjournment: There being no further business to come before the Commission, the meeting was adjourned at 7:02 pm.

Approved 01.14.25