

Historic Preservation Commission  
Minutes - May 14, 2024

1. Call to Order: Vice Chairman Sanders called the meeting to order at 6:00pm.
2. Roll Call: Vice Chairman Sanders; Commissioners Beroza, Griffin, and Taylor were present. Chairman Moore was absent.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Brandon James and Elle Loudermilk

3. Citizens with Input – None
4. Announcements – Vice Chairman Sanders asked cell phones be placed on silent and read the procedures for public hearings before the Commission.
  - a. Please place cell phones in silent mode.
5. Approval of the Agenda – Commissioner Griffin motioned to approve the agenda as submitted; Commissioner Taylor seconded; all in favor and was unanimously approved.
6. Approval of Minutes – March 12, 2024, meeting – Commissioner Beroza motioned to approve as submitted; Commissioner Taylor seconded; all in favor and was unanimously approved.
7. Old Business – None
8. New Business
  - a. Public Hearing
    - i. 906 Evergreen Street – COA to enclose existing accessory building

Mr. Wood advised the applicant proposes enclosing an existing detached carport to create habitable space. The building will be clad in white vinyl siding, soffits, and fascia. An arched vinyl window and a steel door will be installed on the street facing façade in the gable end. A vinyl window and steel double French door will be installed on the left side of the building facing into the back yard. Mr. Wood noted the goal of the applicable design guideline is “to preserve historic outbuildings and to pattern new outbuildings after historic examples.” To achieve this goal “New outbuildings should use traditional placement behind the rear wall of the house, should not be attached to the house, should not be out of scale with the house, and should use materials and design compatible with the house when within public view.” The guidelines also allows modern design and construction when the outbuilding is located directly behind the house. The carport was constructed in 1992, and therefore has no historic significance. It is located near the rear of the property, directly behind the house. The property shares a driveway with the adjacent property causing the carport to be offset from the driveway, limiting its visibility from the street. The scale of the existing structure with proposed modifications is subordinate to the primary house. Based on the location of the existing structure on the property, staff believes the application complies with the applicable design guidelines, and therefore recommends approval.

Vice Chairman Sanders opened the public hearing at 6:06pm and called for anyone in favor of the request. The applicant, Mr. Brandon James, advised the carport as noted is on the rear of the property and the vinyl will match the house and just wishes to enclose it. Vice Chairman Sanders called for anyone opposed; there being none the public hearing was closed at 6:08pm.

Commissioner Beroza motioned to approve the application as submitted as it complies with the guidelines and has no impact on historical significance; Commissioner Griffin seconded; all in favor and was unanimously approved.

b. Discussion of expanded downtown district designation

Mr. Wood advised in presenting to Administration the recommended boundary input was provided to include additional properties. The map provided showed the additional boundary as recommended by the City Manager. Mr. Wood noted with the proposed addition there were approximately 30-35% non-contributing parcels. Vice Chairman Sanders inquired why the suggestion; Mr. Wood advised it would allow for control over new development; and Mr. Wood noted they must take into consideration with new construction there are design guidelines adopted and enforceable. Mr. Wood had concern with the number of non-contributing properties and the state not approving because of this. Commissioner Griffin agreed with including the parcels the full length of Carroll Street to the railroad tracks. Commissioner Beroza felt keeping vacant parcels in for control and suggested maybe two different boundaries as the proposal is a large district. Mr. Wood noted the Main Street Advisory Board reviews applications currently and makes a recommendation to staff who make the final decision. Mr. Wood suggested some of the parcels on Macon Road be removed, seek the state and public input and modify to what Council will approve. Mr. Wood advised work still needs to be done on the report with the addition of property photos and will provide the Commission with the next steps.

c. 1013 Jernigan Street

Mr. Wood advised the owners of the building have been discussing with the Community Development department the possibility of a second story addition. They have consulted with an architect and contractor, with both suggesting it would be less expensive to demolish the existing building and rebuild. Mr. Wood advised, although the property has not been yet designated as historic it is in the Downtown Development Overlay District, and felt it was appropriate to bring before the Commission and the Main Street Advisory Board for preliminary comments for the owners to consider on how to proceed.

Commissioner Griffin was opposed to it being demolished; but had no issue with an addition. Vice Chairman Sanders felt it was the nicest building on Jernigan Street and did not want to see it demolished but was fine with an addition; Commissioner Taylor felt the same and would like to see a rendering of an addition. Commissioner Beroza asked if the brick could be reused and bring back the same look as it currently is. The consensus of the Commission was to not have the building demolished.

9. Other Business

- a. Commission questions or comments – Vice Chairman Sanders asked Mr. Wood if he could provide an update on the New Perry Hotel. Mr. Wood advised the current owners bought with the intention and expectation of renovating with tax credits and have consulted with structural engineers to rehab into a boutique hotel. However, the structure will not allow due to its condition even with the tax credits and rooms would

have to be listed at \$400-\$450 a night in a market that cannot support it. Mr. Wood noted this is the second owner that has tried to do this, and the property continues to deteriorate and will eventually fall in. The owner has filed a COA application that will be heard at the June Main Street Advisory Board meeting.

Mr. Wood advised Mayor and Council proclaimed May as National Historic Preservation month and Commissioner Griffin accepted on behalf of the Commission.

10. Adjournment – there being no further business to come before the Commission the meeting was adjourned at 7:06pm.

*Approved 06.11.24*