

Historic Preservation Commission
Minutes - August 13, 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.

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

Guests: Curtis & Teresa George, Terre Walker, Clayton Hubbard, Ellie Loudermilk

3. Citizens with Input – None
4. Announcements – Vice Chairman Sanders referred to the notice listed.
 - a. Please place cell phones in silent mode.
5. Approval of the Agenda – Commissioner Griffin motioned to approve as presented; Commissioner Beroza seconded; all in favor and was unanimously approved.
6. Approval of Minutes – July 9, 2024, regular meeting and July 18, 2024 special called meeting – Commissioner Beroza motioned to approve both meeting minutes; Commissioner Griffin seconded; all in favor and was unanimously approved.
7. Old Business – None
8. New Business
 - a. Preliminary Comments – 705 Washington Street

Mr. Curtis George was seeking the Commission's input on the future renovation of the property that he believes was built in the 1920's but has seen over the years many, many modifications which include front door, windows, roof. The historic designation notes the dwelling has craftsman style elements. Mr. George would like to know how much can be changed, an example would be the vinyl and windows, can wood windows be installed. Mr. Wood advised on non-contributing properties, if there is vinyl siding it can continue and the windows could be wood or vinyl, or closer to the original if possible. Mr. George would like to add windows to the side; Commissioner Beroza advised they should be able to do if not visible from the right of way. Mr. George would also like to change out the front door and the roof is a hip roof, and asked if a gable roof would be permissible. Mr. Wood advised classic craftsman had a variety of roof styles – gable, clip and hip clip. Vice Chairman Sanders asked if there any pictures of what it had looked like before the renovations; Mr. George advised he had none; Mrs. Terre Walker stated she knew the previous owners and would reach out to see if they had any. Mr. George would also like to replace the 8 x 8 posts on the front porch with tapered columns; Mr. Wood felt this would be appropriate. Mr. George asked if a metal roof would be acceptable; Mr. Wood advised roofs should matching existing or replicate original. Commissioner Taylor stated research on what the structure looked like before the many renovations will support the changes. Mr. George asked for confirmation on hardiplank; the Commission agreed this was permissible. Mr. George would also like to add a garage and remove the existing lean-to on the side. Commissioner Griffin advised detached is preferred and can be attached to the dwelling with a breezeway, which the guidelines recommended. Mr. George asked if the front steps which are currently deteriorating cement can be replaced and a walkway added; Commissioner Beroza felt

if similar to the design it should be acceptable. Mr. Wood advised Mr. George when he was ready to work with a designer, he would be glad to meet with them to ensure the guidelines are met and the process goes smoothly.

b. Report of Designation – Downtown Historic District

Mr. Wood advised the initial draft has been completed and updated with the parcel map per the Commission's previous discussions. There are 89 parcels included with 22 non-contributing and 67 contributing. Also included in the report is a timeline from the 1970's of the renovations that hopefully the state will recognize as part of the history. Mr. Wood had a few questions on some of the properties historic names as noted on page 18, 30, and 46. Mr. Wood advised if the Commission was ready to submit to the state for the 30-day review, he would do so. Commissioner Beroza questioned the city's intent to relocate the confederate statue; Mr. Wood advised that it was to be moved to Legacy Park on Carroll Street.

Commissioner Griffin motioned to approve the Downtown Historic District Report of Designation with the noted corrections for submittal to the state for review; Commissioner Taylor seconded; all in favor and was unanimously approved.

9. Other Business

a. Election of Chair and Vice Chair

Commissioner Sanders motioned to nominate Andrew Griffin as Chairman; Commissioner Beroza seconded; all in favor and was unanimously approved.

Commissioner Griffin motioned to nominate Val Sanders as Vice Chair; Commissioners Beroza seconded; all in favor and was unanimously approved.

b. Commission questions or comments

Commissioner Griffin commended Commissioner Sanders for all of her work on the research for the downtown properties. Commissioner Sanders inquired of Mr. Wood if the Swift Street area would be the next area for designation without the inclusion of the Smoak area; Mr. Wood advised it would be.

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:36pm.

Approved 10.08.24