

Historic Preservation Commission  
Minutes Special Called Meeting  
July 18, 2024

1. Call to Order: Commissioner Griffin called the meeting to order at 6:07pm.
2. Roll Call: Commissioners Beroza, Griffin and Taylor were present. Chairman Moore and Commissioner Sanders were absent.

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

Guests: Richard & Joann Thigpen

3. Citizens with Input – None
4. Announcements – Commissioner Griffin reference to the announcement as listed.
  - a. Please place cell phones in silent mode.
5. Approval of the Agenda – Commissioner Taylor motioned to approve as submitted; Commissioner Beroza seconded; all in favor and was unanimously approved.
6. Old Business – None
7. New Business
  - a. Public Hearing
    - i. **COA-0095-2024**. Construction of a fence and accessory structure at 711 Washington Street. The applicant is Richard Thigpen.

Mr. Wood advised the applicant asks for approval of the 6-foot-tall, wood privacy fence previously installed, and to construct an 8' X 20' accessory building. The accessory building will be located near the northwestern rear corner of the property and will be clad in T-111 vertical wood siding, painted to match the house, with a metal roof also matching the roof color of the house. Windows and the front-facing door will be similar to the photograph included in the application. The property is a non-contributing property in the Washington-Evergreen district. 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 guideline also allows modern design and construction when the outbuilding is located directly behind the house. Because of its location near the rear of the property, existing trees, and the privacy fence, only the front gable of the proposed structure will likely be visible from the street. The proposed outbuilding appears to comply with the applicable design guideline. Regarding the fence, the goal of the applicable design guideline is to maintain the pattern of open and enclosed spaces found within the historic district. New fences should be placed behind the façade line of the house; privacy fences should be at or

behind the rear elevation, use appropriate design for the district and the house; use traditional materials; and may be up to 8' tall in the rear yard. The drawing of the acceptable locations for various fence types indicates privacy fences may extend forward of the rear elevation by some distance. The fence appears to comply with the design guideline.

Mr. Wood further advised, the applicant closed on the property in early March of this year, two months after the Washinton-Evergreen district was designated. The applicant met with the Community Development Director about the fence in late June. The applicant stated he was not aware of the historic district, and that he had inquired of the Community Development office about any approvals needed for the fence. He indicated he was told no approvals were needed. Based on this the Director waived the fee for a delinquent COA.

Commissioner Griffin opened the public hearing at 6:10pm and called for anyone in favor of the request. The applicant, Mr. Richard Thigpen, advised he was unaware of the historic district requirements and he had not intention of deception in putting up the fence. He appreciated Mr. Wood's assistance in the process and has other plans for the property which will be a back porch and an additional accessory structure and now that he understands the requirements he will adhere to them and thanked the Commission for calling the meeting. Mr. Thigpen also inquired how property owners are notified they are in the district as when checking the tax assessor site it was not noted. Mr. Wood advised we are working with the county to make that notification on the tax assessors' site and working with realtors and may want to consider sending a yearly reminder to property owners.

Commissioner Griffin called for anyone opposed; there being none the public hearing was closed at 6:20pm.

Commissioner Beroza inquired if the slope of the accessory structure would match the house; Mr. Wood advised it would at a 90 degree angle.

Commissioner Beroza motioned to approve the application as submitted; Commissioner Taylor seconded; all in favor and was unanimously approved.

8. Other Business

- a. Commission questions or comments – None

9. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:27pm.

*Approved 08.13.24*