

Historic Preservation Commission
Minutes- May 12, 2026

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

Staff: Holly Wharton – Interim Community Development Director, Alicia Hartley – Downtown Manager and Christine Sewell – Recording Clerk

Guests: Beth Van Hoose

3. Citizens with Input – None
4. Approval of the Agenda: Commissioner Clayton motioned to approve as presented; Commissioner Beroza seconded; all in favor and was unanimously approved.
5. Approval of Minutes – April 14, 2026, meeting – Commissioner Beroza motioned to approve as presented; Commissioner Taylor seconded; all in favor and was unanimously approved.
6. New Business
 - a. Jernigan Street Small Area Plan Review – Ms. Alicia Hartley – Downtown Manager

Ms. Hartley reviewed the draft plan which provided the activity results, overview/goals, and recommendations for implementation. Ms. Hartley advised it will be presented to Council at their May 19th meeting.

- b. **COA 0058-2026.** 1212 Swift Street – Addition of front stairs and extension of privacy fence in backyard and addition of ornamental fence in front yard. The applicant is Beth Van Hoose.

Ms. Wharton read the applicants' request, which was for approval to install a privacy fence at the front elevation of the house to connect with an existing privacy fence at the rear of the property. Additionally, the applicant would like to install an ornamental wood and metal fence in the front yard with a metal gate. The applicant also requests approval to restore the porch to its original construction with front stairs that will be the width of the double front doors. It was noted Section 84 Fences and Walls guidelines (a) states that privacy fences should only be at the rear elevation. The proposed privacy fence would be attached at the corners of the front elevation. The front fence, while very attractive, is not in keeping with materials in the Historic District since it will be metal and wood. The addition / rehabilitation of the previously existing front stairs appear to bring the front porch back to its original construction. Staff recommends the following: 1). Approval of the privacy fence with the condition that the fence will connect to the house at the rear elevation rather than the front elevation; 2). Approval of the front stairs exiting the porch as when the home was originally constructed, and 3). Denial of the front fence with the recommendation that the fence be constructed of wood only as shown in the original picture of the home in keeping with the Historic District.

Commissioner Beroza asked staff if #3 was due to material; Ms. Wharton advised it was. Vice Chairman Sanders advised from the historic picture it appears the fence is a picket fence and the steps came down on both sides. Commissioner Clayton felt the original fence could have

possibly been brick columns and wood; Ms. Wharton advised it could have been, but the picture does not depict well because of it's age.

Vice Chairman Sanders opened the public hearing at 6:11pm and called for anyone in favor of the request. The applicant, Ms. Van Hoose advised she desires the front fence due to the homes windows being floor to ceiling and the fence will reduce visibility from the sidewalks, as well as allow space for her dogs in the yard. Ms. Van Hoose advised the parking pad on the rear of the property is difficult to navigate and intends to make a half circular drive, thus another reason for the fencing; and is open to suggestions on the fence material. Would like the height to be as tall as permissible to contain the dogs and would like gates constructed of wood.

*Chairman Griffin arrived at 6:15pm

Commissioner Beroza asked Ms. Van Hoose if the intent was to not have the fence attached to the house; Ms. Van Hoose confirmed it was and the posts in the front would be wood with metal in-between and will match the pillars on the front porch.

Commissioner Hubbard felt originally from the picture the fence had wrought iron and is not opposed to wood nor metal; Vice Chairman Sanders agreed and noted fences are normally at the rear of a property. Ms. Van Hoose advised the fence would help with drowning out the noise from Third Street traffic and add privacy. Commissioner Beroza noted the Commission has some leeway on fences and it could be extended to the rear at 8ft and the front at 5ft; Ms. Wharton advised the Land Management Ordinance only allows for 3ft in front; Ms. Van Hoose advised that was not high enough for the front.

Vice Chairman Sanders called for anyone opposed; there being none the public hearing was closed at 6:20pm.

Commissioner Hubbard advised based on the historic picture and it potentially showing metal he was not opposed, but the staircase should be wood, and the front fence attached to the rear of the property. Commissioner Taylor agreed. Commissioner Beroza was not opposed to staff's recommendation #2 and #3.

Commissioner Beroza motioned to approve of the application with the following conditions: 1) Front stairs as originally constructed, 2) rear privacy fence extension must be completed at the rear elevation of the home, and 3). Front fence with an allowance for metal or wood with a maximum height of 36 inches. The approval is based on plans and specifications submitted with your application and modification; Commissioner Hubbard seconded; all in favor and was unanimously approved.

7. Adjournment- there being no further business to come before the Commission the meeting was adjourned at 6:37pm.

Approved 07.14.26