

HISTORIC PRESERVATION COMMISSION Meeting Summary

September 08, 2021, 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:00 p.m.

Item 2. Roll Call

PRESENT: Betty Bissell, Darryl Coutts, Rick deFlon, Dennis Hartman and Sylvia Eales.

ABSENT: David Adams and Marilyn Gerdes

PUBLIC PRESENT: Ron Prewitt, Angie Petree, Jeff Watkins and Lyndsey Baxter

STAFF PRESENT: Melinda Mehaffy Economic Development Director, Sonya Morgan Mayor Pro-tem, City Council Liaison, Laura Mize, Neighborhood Specialist (via zoom), Logan Sours, Planner, Doug Hermes Planning Consultant and Lisa Morgan Administrative Assistant Community Development.

Item 3. Approval of Meeting Summary – August 11, 2021

Commissioner Hartman made a motion to approve the August 11, 2021 meeting summary.
Commissioner deFlon seconded the motion. Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Eales and Hartman.

No: None

Abstain: None

Item 4. Comments from Visitors: None

Item 5. COA's administratively approved since last meeting:

a. COA: HPC-21-0027 – An application by Keith & Diane Montague for a Certificate of Appropriateness for a new roof at 523 Elms Blvd.

b. COA: HPC-21-030 – An application by Jason & Courtney Cole for a Certificate of Appropriateness for painting at 518 Elms Blvd.

Item 6. COA: HPC-21-021 - An application by Ron Prewitt for a Certificate of Appropriateness for windows, awning and balcony railing also copper guttering located at 522 Elms Blvd.

Chairman Bissell asked for the staff report. Mr. Sours presented the information as listed in the staff report.

Chairman Bissell said they would take one item at a time. Chairman Bissell asked if the windows have storms on them. Mr. Sours said no storms on them right now.

Mr. Prewitt said the windows are done the people that bought the house in 2006 destroyed it. And he has spent a lot of money obtaining the property. The windows cannot stay they left the windows open for five years. And has been told by several people the windows are rotten, he has spoken to several people about restoring the windows and they are booked a year out. And the windows are too far gone to restore.

They also had termites. He cannot have the house set open through the winter. He took pictures of every window and took them to Home Depot, and every window is going to look the photos he took. There are 24 windows they will be a type of material like vinyl. It will take 6 to 7 weeks to get the windows. He states he had to rebuild this house. The house is going to all be painted white, trimmed in black, the doors will be painted red. The two second story windows will have red awnings to match the front doors. The guttering will be copper guttering.

Chairman Bissell asked Mr. Sours if all the window were unable to be repaired. He said some of them would be able to be repaired but not with the time line Mr. Prewitt has.

Commissioner Eales asked if the people he is working with will they be able to duplicate the existing windows. Mr. Prewitt yes. So even though they are vinyl they will look like the original windows of the home.

Chairman Bissell asked if there were any more question, hearing none they moved to the railing. You want to do wrought iron. Mr. Prewitt said they have 10 different designs he would be willing to come back to the board to make the final decision. The railing will have to be made.

Chairman Bissell said the copper color guttering is very expensive. Mr. Prewitt said he is not short cutting anything.

Commissioner deFlon asked if the guttering is a bright copper guttering. Mr. Prewitt said no it will be a dull copper color. Commissioner deFlon copper guttering will patina with age. They now have a pre-patina copper they have come out with. Mr. Prewitt said the he has gone to three different guttering companies and they pretty much offer the same thing.

Chairman Bissell asked what material was going to be used for the awning. Mr. Prewitt said it would be cloth. He asked that be continued to another meeting and he would bring a sample of the material when he comes back with the wrought iron.

Commissioner Eales asked what shade of Red would he be using for the awning, there are various colors of red. Mr. Prewitt said it would be a toned down red similar to a plum red.

Commissioner Eales made the motion to approve windows & guttering only at this time and the rest would be continued to a later date for Case No. HPC-21-021 at 522 Elms Blvd.
Commissioner deFlon second the motion.

Vote: Motion Approved 4-1-0
Yes: Commissioners: Bissell, Coutts, Eales and Hartman.
No: Commissioners: deFlon
Abstain: None

Item 7. COA: HPC-21-028 – An application by Jeff Watkins for a Certificate of Appropriateness for front stoop and deck at 514 Elms Blvd.

Chairman Bissell asked for the staff report. Mr. Sours presented the information as listed in the staff report.

Mr. Watkins stated there are tenants residing in this building the flag stone needs to be repaired he can leave the concrete foundation and put the flag stone on it. He is a mason and will be doing the work himself. He doesn't have to use the color in the photo is open to a different color. He can make it the same color as the foundation. Chairman Bissell said she didn't think it should just jump out at you and would like to see the lighter color to match the foundation color.

Commissioner Eales said the lighter color would make the trim on the building stand out more.
What are you doing on the back of the building, looks really good.

Chairman Bissell are you going to be using Trex for the deck. Mr. Watkins said yes it needs to be fixed it's a safety hazard. He wants the tenants to be safe.

Commissioners said this looks good.

Commissioner Coutts made the motion to approve Case No. HPC-21-028 for a Certificate of Appropriateness with lighter color flag stone to match foundation of house
Commissioner Hartman second the motion.

Vote: Motion passed 5-0-0
Yes: Commissioners: Bissell, Coutts, deFlon, Eales, and Hartman.
No: None
Abstain: None

Item 8. COA: HPC-21-029– An application by Jim McCullagh for a Certificate of Appropriateness for painting bricks and 3D windows and doors at 100 W. Broadway.

Chairman Bissell asked for the staff report. Mr. Sours presented the information as listed in the staff report.

Chairman Bissell said she loves this, and thinks it's a fabulous idea, it's an homage to what it used to be.

Commissioner deFlon do we know if there is brick behind the stucco. Mr. Sours I don't know if there is or not. Chairman Bissell said she thought there was, when the second floor burned the stucco was put on because of the condition of the brick and it may have been painted.

Mr. Sours said this is the compromise to removing the stucco since we don't know the condition of the brick. Chairman Bissell doesn't think we should have him take the stucco off to find out. Right now this would be an improvement to the building. She doesn't think you could tell the difference unless you feel it.

Commissioner Eales said if you took the stucco off the brick would possibly be in terrible shape. The artist that does these murals is so talented I think it would look good.

Commissioner Hartman made the motion to approve Case No. HPC-21-029 for a Certificate of Appropriateness for painting bricks and 3D windows and doors at 100 W. Broadway.
Commissioner Eales second the motion.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Eales and Hartman.

No: Commissioners:

Abstain: None

Item 9. Comments from Staff:

Keith Bowen will be leaving what is there for the fence, he said he wouldn't be making any more changes to the front. Commissioner Coutts asked what if he moved the front fence line back to the corner of the house then go north and south. Mr. Sours will look at our guidelines and see if there is something else that can be done. If it falls out of requirements Codes will then address it.

Ms. Mehaffy we will be having a COA about awnings coming forward next month from the museum.

Ms. Mize 604 Benton the existing is still there, the owner has ordered a new one that is one over one. It was ordered 5 weeks ago so it should be going in soon.

Ms. Mize 424 Isley they replaced that window with a picture window, an insert can be placed in a window to make it look like the one before. She is going to call this gentleman and wants to see what the commission think. They are fine with the muntin.

Sonya Morgan said that she has received a complaint about the ticket house we need to do something with it or demo it. It's not protected by the commission. She just wanted to make them aware of it.

Item 10. Comments from Commissioners:

Do you know when Kim and Gary will start working on the house next to Dennis Hartman?
Ms. Mehaffy they will start this fall.

Item 11. ADJOURN

Meeting was adjourned at 5:58 p.m.

The next meeting of the Commission is October 13, 2021 at 5:00 p.m.

Meeting Summary prepared by Lisa Morgan, Administrative Assistant, Community Development