

Historic District Commission

October 28, 2021

Meeting Minutes

Chairwoman Andi Eddlemon called the meeting of the Historic District Commission to order at 6:00 p.m. on Thursday, October 28, 2021 at City Hall in the Council Chamber.

Present: Commissioners Jerry Tucker, Ed Starr, Andi Eddlemon, Carol Hauer, Josh Hauser, and James Henson

Absent: Commissioner Camille Fox

Staff present: Charles Graham, Kim Wallis, and Chrystal Howard

ITEM 1a. Roll Call / Sound Check

Chairwoman Eddlemon opened the meeting, conducted roll call and declared a quorum.

ITEM 1b. Approval of September 8, 2021 Meeting Minutes

Commissioner Henson made a correction to the September 8th meeting minutes stating he was not present at this meeting. Commissioner Henson made the motion to adopt the September 8, 2021 meeting minutes as revised. Commissioner Tucker seconded the motion and the motion passed (6-0).

ITEM 1c. Approval of September 23, 2021 Meeting Minutes

Chairwoman Eddlemon made a correction on page 1c-1 to the September 23, 2021 meeting minutes stating changing the name from Commissioner Stewart to Commissioner Starr. Commissioner Henson made the motion to adopt the September 23, 2021 meeting minutes as revised. Commissioner Tucker seconded the motion and the motion passed (6-0).

ITEM 2. Continued Public Hearing – Certificate of Appropriateness (File # 202100346)

- David Valentin
- 501 S. South Street
- To install new shutters, wrap and stain porch posts, stain deck

Chairwoman Eddlemon opened the public hearing and recognized Kim Wallis, Planner for the purpose of staff presentation. Ms. Wallis stated the applicant's name, property location, and the Certificate of Appropriateness (COA) request to install new shutters, wrap and stain porch posts, and stain deck. Ms. Wallis noted this item was continued from the September 23rd Historic District Commission (HDC) meeting and the HDC requested the applicant address modifications. Ms. Wallis displayed the applicant's email and read his responses. Ms. Wallis displayed before and after photos provided by the applicant.

House examples were discussed amongst the Commissioners. Commissioner Hauser requested confirmation that decisions of the Commission are not based off of the new standards and Ms. Wallis replied that he was correct. Commissioner Starr commented on this situation as tricky because of similar houses residing nearby within and outside the historic district. Commissioner Hauser stated he may be in favor of the approval based on its location, new construction, vast improvement from before, other houses having it, and the new standards will give the Commission something to fall back on in the future.

Chairwoman Eddlemon commented on timing and the new standards. Assistant City Attorney recalled discussion about consistency on whether a standard was adopted or not, and advising the board the need to state a reason why the commission would stray from a standard and justifiable reasons. He advised the Commission that they have a choice under the current guidelines and advised stating reasons for justifying their decision.

Brief discussion ensued on conforming to standards on new homes built in the Historic District and this request being presented prior to the new standards being approved. Commissioner Henson noted that new construction will need to blend in with existing buildings in terms of design principles. He stated the shutter design was allowed, but the color was an issue. Discussion ensued that trim pieces are currently to match the color of the house, trim color, painted white, or painted to match prior to replacement. Discussion ensued amongst commissioners and legal regarding including inspections confirming COA approvals during a permit process. Commissioner Henson commented that based on the guidelines, the trim does not meet the guidelines and he disapproved. He suggested allowing the design of the shutters since the guidelines do not cover this type of shutter. Commissioner Henson stated he did not have a problem with the back deck or lattice.

Commissioner Henson made a motion to approve the design of the shutters, columns and deck, but deny the color. Clarification was made that the color of the shutters and columns are the issue and not the deck. Commissioner Starr agreed with Commissioner Henson and commented that the original

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black shutters and white painted columns were more appropriate. Order of business was discussed. Commissioner Henson revised his motion to approve the design of the columns, shutters, and deck with the conditions that the shutters be painted black and the columns painted white as original. Commissioner Hauser seconded the motion and the motion unanimously passed (6-0).

ITEM 3. Approval of Design Standards

Chairwoman Eddlemon recognized Kim Wallis, Planner for the purpose of staff presentation. Ms. Wallis stated the standards were included in the agenda packet and asked the commission to discuss, provide final comments and adopt revised standards. Mr. Tucker commented that staff did a fantastic job. The change in name from guidelines to standards as a requirement adopted by 160D in the state statutes was explained by Attorney Graham. Commissioner Tucker inquired if all city planning in the state are subject to this change and Attorney Graham replied that they should be.

Discussion ensued on updates regarding prohibiting municipalities from adopting tree ordinances without the legislature's approval, and that this was included in the state's budget and was pending.

Commissioner Henson made a motion to adopt the Design Standards and Commissioner Hauser seconded the motion. The motion unanimously passed (6-0).

ITEM 4. Other Business

Ms. Wallis provided an update on Certificate of Appropriateness (COA) and violations issued. Three minor work COAs were issued by staff. One violation letter was issued to 421 S. South Street on October 12th for tree removal without a COA. The owner is to correct the violation within thirty days with tree stump removal and replanting. Attorney Graham explained the violation process.

Subcommittee Meeting Tonight, if Needed: A subcommittee meeting was needed.

ITEM 5. Adjournment

There being no other business, Chairwoman Eddlemon adjourned the meeting at 6:42 p.m.

Respectfully submitted:

Chrystal Howard, Secretary

Andi Eddlemon, Chairwoman