

Historic Preservation Board

March 4, 2010

Minutes & Proceedings

The Historic Board was called to order by Chairman Larry Beaton.

The following members were present: Lynda Little Crabill, Robert Goodwin, Mark Miles and Robbie Correa. The following members were absent: Lynn Braddy and Vicki Mast.

Staff present: Director of Building & Zoning Debbie Banks and Recording Secretary Deena McCamey.

Approval of Minutes- Motion made by Ms. Crabill to approve the minutes with the understanding that the correction for the Chair position be re-discussed under Other Business of the February 4th, 2010 meeting. Second by Ms. Correa. All those present voted affirmative, motion passed.

OLD BUSINESS-

Case HB 09-35 **Address:** 408 Madison St
 Applicant: Vivian Jackson

Request: For a Certificate of Appropriateness to reroof with rolled roofing material, replace siding with “Hardie®” type of siding and repaint exterior. This was tabled from the January 7, 2010 meeting.

Ms. Banks told the Board that staff is still working with the Jackson’s on this case and that we are waiting on the North Historic District Neighborhood Association to start doing the same grant program that the South Historic Neighborhood Association is currently using. She also said she had received a phone call from Mr. Vogt last week. He said he will be getting with Ms. Correa and Mr. Gagnon to start administering that grant. Ms. Banks then asked the Board to table this case until the next month’s meeting due to the circumstances.

Discussion- Ms. Crabill asked Staff if this will take one month or two.

Ms. Banks said the applicant wouldn’t have time to complete her house within a month’s time.

Ms. Jackson, 408 Madison St. told the Board she had made several attempts to contact Mr. Vogt, and left several messages with Ms. Vogt. Ms. Jackson received a call March 1st from Ms. Vogt saying she will be in contact with Ms. Correa and then she would let Ms. Jackson know something.

Motion- made by Mr. Miles to table for a month. Seconded by, Ms. Crabill. All those present voted affirmative.

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NEW BUSINESS

Case HB10-03 **Address:** 319 Emmett St
 Applicant: Jacqueline Goodson

Request: For a Certificate of Appropriateness to replace roofing material with architectural style shingles.

Jacqueline Goodson, 319 Emmett St. brought in a sample of the architectural shingles that she wishes to use.

Mr. Miles asked if this was the same color shingle that is currently on her house.

Ms. Goodson said there is currently dark brown shingles on her house.

Ms. Correa asked Ms. Goodson what the color of the roof was when she purchased her house.

Ms. Goodson said when she purchased her house in 1971 it had white/gray. In 1980 she changed it to dark brown.

Mr. Goodwin said the house and roof color looked the same, Ms. Correa said the house will be painted.

Mr. Goodwin asked what color was she painting her house.

Ms. Goodson replied she intends to paint it a light gray.

Motion- Ms. Correa told the Board she had to recuse herself from the vote because she is involved with the TIF/HIP program with this house with the repainting & reroofing.

Motion- made by Mr. Miles to not approve as applied for. Second made by, Mr. Goodwin. All those present voted affirmative except Mr. Beaton. Motion passed.

Question- Ms. Banks asked the Board if the applicant got the regular shingles would the Board approve the color of the sample brought to the Board, or was it the type of shingle that the Board was disapproving. Ms. Banks asked the Board to tell the applicant what they would approve since Ms. Goodson had paid \$130.00 to come to the Board and to get a denial without being advised of her options would not be good. Ms. Banks asked the Board to make a motion for the applicant on what she can install, so she will not have to come back.

Motion- made by Ms. Crabill to approve other appropriate shingles of 3 tab or historic type shingles for her to use in the gray color. Seconded by, Mr. Goodwin. All those present voted affirmative except Mr. Miles.
Motion passed 3-1.

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Other Business-Ms. Banks told the Board the Chief Building Official came to her about the First Presbyterian Church needing to reroof their church because the synthetic slate they had put on was failing and dropping off and the roof was also leaking. She said she then called Pastor Scott and asked him a couple questions and evidently the roof is not leaking. She asked Pastor Scott to come today and discuss this with the Board. The Church would like to replace the synthetic with the sample material that staff brought to the Board for review.

Ms. Banks said the issue is this had not been advertised, the surrounding neighbors have not been notified and if it is not an emergency, staff recommended following the normal procedures for a COA.

Ms. Banks presented the Board with photos showing what the roof looks like.

Mr. Goodwin said after reviewing the photos he believes it is an emergency because the tile units are actually breaking and falling and they can hurt someone.

Ms. Banks said if it is an emergency then the Board can vote on it today.

Mr. Miles agreed saying this is a life safety issue and the Board should move forward and take care of this issue at this meeting.

Pastor Bob Scott, 123 S 2nd St., gave the Board a pamphlet of the roofing material the church is intending to use. Pastor Scott said as far as he believed the roof is not leaking in the attic at this time, however the slate did start to fall off after tropical storm Fay a year and a half ago but is has taken them that long to settle with the insurance company. He stated this product has been around for some time now and it is a simulated slate which is very durable.

Mr. Miles asked Ms. Banks since this is a life safety issue, if the Board proceeds into a decision so the church can move forward with their permits before the next meeting, can the advertising still take place he feels the neighborhood should be allowed to give their input.

Ms. Banks said since Mr. Goodwin stated this is a life safety issue the Board should move forward with a decision at this meeting.

Motion-made by Mr. Miles to move based on the fact that this was a request by staff, the owner of the property and the fact that this is a life safety issue to approve the Lamorite® slate shingle as a replacement on the church roof. Second made by, Ms. Correa. All those present voted affirmative. Motion passed.

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Other Business-Ms. Banks advised the Board that she had a request for a temporary greenhouse which will be put up for 8 to 12 weeks located at 313 River St. and will be visible from the roadside.

Ms. McCamey told the Board the person inquiring said he just wants to put this up for an experiment, which will take about 8 to 12 weeks to grow corn. After the experiment is over he will then take down the greenhouse. Ms. McCamey told the Board the green house will be made of PVC & Galvanized material with a Visqueen® covering. She also said it will be required to have a tie down inspection made by the Building Department.

Ms. Banks asked the Board if they would like to have the applicant come to the Board for a review of this request.

All members were in favor the applicant will need to apply for a COA and come to the Board giving them more details for his request.

Other Business- Mr. Miles said since he was not here for last month's meeting he was reading the minutes and asked "if the applicant is replacing like for like they do not have to come to the Board" he questioned that comment. After much discussion of material types and styles the Board decided they need to come up with clarification for staff, so they will be able to make decisions for the Historic District owners prior to coming to the Board. They decided they will draft a letter to bring back at a later meeting.

Other Business- Mr. Beaton said he was approached by a Board member of the St. Monica's Catholic Church about reroofing the parsonage. The existing roof has square metal shingles which are starting to rust, they want to replace them with the same roofing material the church has. The Board members decided they would need more information and to bring it to the Board for a COA if they plan on changing the roofing material.

Other Business- Clarification of the Election for Chairman

Chairman Beaton opened up the discussion asking the Board members to proceed with their recommendations.

Mr. Beaton reread the minutes from last month's meeting, he said according to Roberts Rules when it comes to nominations a 2nd is not required.

Ms. Crabill's only concern was with Ms. Correa being nominated as chair position is with her involvement with the Southside Historical Neighborhood Society and her involvement with the TIF/HIP program. Stating she would have to recuse herself due to conflict of interest and if after recusing herself there may not be a quorum and that may cause a problem.

Ms. Correa said her first and foremost concern is the historic integrity of the neighborhood which is why she got involved with the TIF/HIP program to begin with.

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Motion- Made by Ms. Crabill to nominate Ms. Correa as Chairman.

Motion- to close the nomination made by Mr. Miles. Second made by Mr. Goodwin. All were in favor. Nomination was closed.

Motion- to adjourn made by Ms. Crabill. Second made by Mr. Goodwin. All those present voted affirmative. Motion passed.

Meeting adjourned at 5:35pm.