

MINUTES

Valdosta Historic Preservation Commission *Valdosta City Hall Annex Multi-Purpose Room 300 North Lee Street, Valdosta, Georgia*

February 3, 2020 5:30 p.m.

MEMBERS PRESENT

Ms. Celine Gladwin
Dr. Harry Hamm
Dr. Alex Alvarez
Ms. Sandie Burkett
Mr. Tommy Crane
Ms. Sally Querin

MEMBERS ABSENT

Ms. Laura Yale

STAFF PRESENT

Mr. James Horton

VISITORS PRESENT

Terry Kelly
Annie L. Bethay
Robert L. Story
James Easler
Chad Easler
Rena Barclay
Charles Barclay

I. Call to Order and Determination of Quorum

The meeting was called to order at 5:30 pm by Chairman Alvarez. It was determined that a quorum of 6 (six) members was present. Chairman Alvarez thanked everyone for coming and asked the guests to please sign the register.

II. Review and Approval of Minutes

The January 6, 2020 minutes were reviewed by the Board and there were no changes needed. Mr. Crane moved to approve the minutes and Dr. Hamm seconded the motion. The vote was unanimous (5 – 0 vote).

III. Consideration of Certificate of Appropriateness (COA) Applications

Chairman Alvarez announced the first item for consideration, **HPC-2020-25, 504 N. Oak Street**. He then asked Mr. Horton to present the request and give a staff recommendation. Mr. Horton showed a Power Point presentation and then recommended that the project be approved as submitted.

At this time, Chairman Alvarez asked if there was anyone in the audience in support of the request. Ms. Annie Bethay came to the podium. She told the group that she lived at 109 3rd Avenue. She explained that she was the pastor for the church and that what they needed was a permit to construct an extra room on the rear of the building to be used as storage and to replace some windows in the front of the building. Mr. James Easler, designer for the project then spoke up and told the Board that he knows that this building is not like the one across the street, but that they plan on making the building look much better than it does now. He indicated that they planned to turn the

corners of the building with new brick façade to carry the front around the sides. Then Ms. Bethay resumed to tell the group that the church runs a food pantry and that they have a nice design for the interior of the building. She said that parking seems to be an issue, but that they will be looking at that.

Chairman Alvarez then asked if there was anyone else in the audience to speak in favor of the proposal and there was no one. He then asked if there was anyone to speak in opposition to the proposal and there was no one. He then closed the public hearing portion of the proposal and moved to Board discussion. Mr. Horton asked about the windows that Ms. Bethay referred to replacing and wanted to know if the frames would be replaced as well. Vice-chairman Gladwin responded by telling the group that if they need to replace frames they should use aluminum ones like the ones that already exist there so they will match. She then went on to ask the group if there was jurisdiction on parking and it was clarified that the HPC did have jurisdiction over the design of the parking lot and site but not over how many parking spaces would be required. Mr. Easler replied that there was not currently any funding in the budget for parking. Ms. Bethay did speak up and tell the group that they did want to paint the building and put up a steeple. Vice-chairman Gladwin asked them if they were planning to paint the brick and Mr. Horton responded by telling the group that only the portions of the building that were currently painted could be re-painted. He went on to explain that previously unpainted brick walls could not be painted.

Ms. Querin then inquired about the details of the steeple and wondered if it could be added to the current proposal. Vice-chairman Gladwin confirmed that it could be added at this point, but that it would include structural framing which is not included in the current plans. Mr. Crane confirmed that the steeple request could be added to the current proposal. Vice-chairman Gladwin stated that if the steeple is something that they want, it should be added to the narrative now. Ms. Bethay did not confirm that they wanted to add the steeple at this time but she did tell the group that they were thinking about re-surfacing the parking lot. Vice-chairman Gladwin replied to her that re-surfacing would not be something the HPC would need to vote on, but if they were changing the layout, that would need to be voted on. Dr. Hamm asked if they could use the parking at the old Merita store and Ms. Bethay told him that the church already owned that building and that they could use it for parking too.

There seemed to be no further discussion so Chairman Alvarez called for a motion on the proposal. Vice-chairman Gladwin made a motion to approve the proposal with the modification that the window repair be included and that the final decision of the changes be subject to staff approval. Dr. Hamm seconded the motion. The vote was unanimous (5 – 0 vote).

Next Chairman Alvarez moved to the next item for review, **HPC-2020-27 – 211 E. Brookwood Place.** The proposal is to construct a new bathroom/closet addition to the rear of the house to expand the master bedroom. Chairman Alvarez asked Mr. Horton to give a staff report on the request and make a recommendation. Mr. Horton showed a Power Point presentation and explained that the addition would be constructed of contemporary materials and would be located out of sight in the rear of the house. He recommended to approve the proposal as submitted. Chairman Alvarez thanked Mr. Horton for the presentation and looked to the audience for anyone to speak in favor of the proposal.

Ms. Rena Barclay came to the podium and told the group that she and her husband owned the home. She explained that they had decided to change the master bedroom from the original proposal to put it in the upstairs of the house to the ground floor. She told the group that the second-story addition proved to be too costly. She further explained that the current proposal was to add a master bathroom and closet to the downstairs rear bedroom to make it the new master bedroom. She also explained that she wanted to add some new windows to the existing bedroom to have a better view of the back yard. She further explained that the new windows could be differentiated from the existing historic windows. Dr. Hamm then asked if the new addition and the existing sun room would be joined and Ms. Barclay told him that they would not be. She explained that the HV/AC unit was located there and she did not want to move it. He then asked how the water coming off the two roofs so close together would drain. Ms. Barclay told him that the landscape would be designed to handle the water from the roofs.

At this point there seemed to be no further discussion and Chairman Alvarez asked if there was anyone else to speak in favor of the proposal and there was no one. He then asked if there was anyone to speak against the proposal and there was no one. He then closed the public hearing portion of the meeting and opened the floor to

Board discussion. Dr. Hamm mentioned that the project seemed like a logical proposal. Vice-chairman Gladwin commented that the windows would be on the rear of the building and not visible to the public and that their design could be flexible. Ms. Barclay responded saying that the windows would be of a traditional design. Vice-chairman Gladwin then commented that the lapped siding would distinguish the new addition from the original brick structure. Dr. Hamm then asked Ms. Barclay if the material for the siding would be concrete or wood and then he stated that he thought that it would be a good idea to leave either material an option.

At this point there seemed to be no further discussion and Chairman Alvarez called for a motion on the matter. Ms. Querin moved to approve the request as submitted and Vice-chairman Gladwin seconded the motion. The vote was unanimous in favor of approval (5 – 0 vote).

IV. Consent Agenda

Next Chairman Alvarez moved to the Consent Agenda. Dr. Hamm had a question about a property on Troup Street and why there were two applications for the same address. Mr. Horton explained that there were two structures on the property and that one of them was approved for demolition under the Emergency Demolition clause of the Ordinance and that the other was for improvements to be made to the remaining structure on the property.

V. Old Business

Chairman Alvarez then moved to the Old Business section of the agenda. Mr. Horton gave a report of the items under old business. There were no questions or comments.

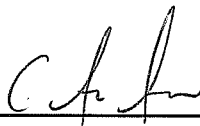
VI. New Business

Chairman Alvarez then moved to New Business and Mr. Horton reported on the progress of the Local Historic District survey. He told the group that the field work had been completed and that the consultant had gone back to their offices to begin research and composition of the materials. Mr. Horton also reported on the meeting of the Places In Peril site which occurred on February 7, 2020. He told the group that the meeting was very successful and thanked all who participated. There seemed to be no further discussion and there was no new business from the floor.

VII. Adjournment

Chairman Alvarez then asked if there was any further discussion and there seemed to be none. He then called for a motion to end the meeting. Vice-chairman Gladwin moved to adjourn. Mr. Crane seconded the motion. The vote was unanimous in favor of adjourning the meeting and the vote was unanimous (5 – 0 vote). The meeting was adjourned at 6:25 pm.

HPC Chairman



Date

3/19/20