

Historic Preservation Commission
February 19, 2013 Meeting Minutes

DRAFT

1. Call to Order

The meeting was called to order at 5:45 p.m.

2. Roll Call

Present for roll call: Chairperson Jerry Hodges, Vice-Chair Pamela Sue Anderson, and Commissioner Susan Johnson

Absent: Commissioner Billy Huggins and Commissioner Rae Lynn Tipping

Staff present: Senior Planner Joelle Jordan and Planner Technician Kerstin Harding

3. Approval of Minutes

3A. Consider approval of the minutes from the January 22, 2012 meeting.

Motion by Commissioner Johnson and Second by Vice-Chair Anderson to approve the minutes of the October 16, 2012 meeting as submitted.

Vote: Aye: Chairperson Hodges, Vice-Chair Anderson, and Commissioner Johnson. Nay: None. The vote was 3-0.

4. Presentations

4A. Consider a presentation and action for a Certificate of Appropriateness for 103 E. Main Street.

Senior Planner Joelle Jordan presented the history of the building, known as the Miller's Exchange Bank. It is a contributing structure in the downtown National Register district. Built in 1876, the front façade collapsed in the early 20th century and was rebuilt as a wood and glass storefront with two entrances. The present stone façade and canopy were installed in 1972. The proposal is to make some alterations to the front doors and canopy, and to add a walk-in cooler and patio to the back, Staff recommends approval with conditions.

Architect Mike Faulk presented the proposal. On the front façade, three sets of double doors would replace the current doors and windows in the three arched openings. The stone would not be altered. Several door styles are under consideration: bronze doors similar to those at 121 E. Main, and paneled wooden doors with ½ or ¾ lights. Transoms over the doors would not be altered. The canopy was installed with a steep pitch to protect the artwork inside in 1973, and would be tilted up to provide more headroom, and the columns would be replaced with similar 8"x8" cedar posts. Commissioners expressed a preference for the wooden doors.

The area behind the building would be converted to a patio, with a new structure for a walk-in cooler and bar to serve the patio. The cooler would be accessed through a new doorway cut in the stone rear wall, leaving a filled-in window opening intact. The rear door would be replaced, and the bars on the window and transom over the door would be removed. This will be difficult, as they are set into the stone wall, but they are allowing water to sit at their bases, causing damage to the wall and frames.

The interior designers intend to uncover the plastered red brick and stone walls inside, and the owner would like to repeat one or both textures outside. Mr. Faulk presented several options for combinations of brick and stone on the cooler/bar and connection to the main building. The rest of the patio area would be stone, with a fireplace, planters, and a screen wall covering the gray metal wall on the back of 105 S. Mays. There were two options for the back wall between the patio and the alley: one would be a 6-foot stone wall with cedar lattice above, the other would be a seat-height stone planter with tall plantings to obscure the view of the alley.

For the cooler/bar exterior material, commissioners expressed preference for options 1 (limestone) and 3 (limestone and brick). Staff expressed some concern that the bars on the back window and transom might relate to the building's history as a bank, and Chairman Hodges offered to inspect them before determining that they could be removed.

Motion by Vice-Chair Anderson and Second by Commissioner Johnson to approve a Certificate of Appropriateness for alterations to the front and rear of 103 E. Main Street with the following conditions:

On the front exterior elevation:

- The doors proposed must be accordance with the historic design guidelines with respect to material, shape, style, location, pattern and size. All three front door replacements will open to the outside, with an 8-ft wood door, which will include a three-quarter lite clear solid glass. All three door styles will match and trim will be wood. The door selection is to be approved by Staff;
- No alterations will be made to the existing stone openings for windows and doors;
- For the front canopy: the front edge of the canopy may be raised approximately 20 inches;
- Cedar columns for the canopy will be replaced with new columns of similar size and material - 8"x 8" full-piece cedar;
- Paint, stain, hardware for doors, and canopy colors and materials to be approved by Staff at a later date.

On the rear elevation:

- Addition as proposed appears secondary to original building with roof to be subordinate. Access through the rear wall connecting a 7-ft cooler/bar addition with stone (option 1) or stone/brick (option 3) design, as presented at the meeting;
- Rear patio walking surface to be of stone or stamped concrete with the appearance of stone;
- Rear door replacement for existing rear opening to be reviewed by Staff once selected;
- Removal of bars from the existing window and above the door opening to be inspected by the Chairman of the Commission for a determination;
- The 6-foot rear privacy fence with fireplace and access for deliveries will be constructed of stone. Staff may also review a shorter stone planter wall with vegetative screening if desired.

Roof:

- Roof of addition to be TPO white membrane covering;
- Should the existing roof need replacement, existing roof also to have white TPO. The white membrane should not be visible from the patio;
- Mechanical equipment to be relocated to the roof as outlined in the proposal and screened from public view.

Other:

- Front and rear elevation paint and hardware to be reviewed/approved by staff at a later date, including seating, serving bar, bar overhang, lighting plan, and other outdoor materials.

Vote: Aye: Chairperson Hodges, Vice-Chair Anderson, and Commissioner Johnson. Nay: None. The vote was 3-0.

4A. Consider a presentation and action for a Certificate of Appropriateness for 104 S. Georgetown St.

Ms. Jordan presented an overview of the property and the proposed addition. The Colonial Revival home has local historic designation and was built ca. 1906 to house the President of Trinity Lutheran College. The property was moved in 1971 from its original location a block NE of the present site. The applicant has recently completed some foundation work and has other pending renovations for which they have already received a C of A. The application currently under review is for the first of two phases of a rear addition, and the demolition of an existing greenhouse. Staff recommends approval with conditions.

Applicant Natalie Bogue described the proposed addition. The first phase is approximately 600 sf., consisting of game and media rooms, and a mud room/laundry. The second phase will include a garage and master suite under a later application. An existing window opening on the rear elevation will be enlarged for access to the addition. From behind the existing house the game room will extend out to the side, and the front elevation of the addition is intended to give the appearance of a miniature version of the main house, with a pedimented porch and symmetrical door and window arrangement. The roof and skirting materials will be the same as those approved under the previous C of A, and the windows and siding will match those of the existing building. She requested that selections for the door, lighting and hardware could be approved by staff at a later date.

The Commissioners asked questions about the proposed materials and the opening from the existing house to the addition. Staff noted that we do not have a photo of the back of the building on file, and requested that the applicant provide one before beginning any construction.

Motion by Vice-Chair Anderson and Second by Commissioner Johnson to approve a Certificate of Appropriateness for a rear addition at 104 S. Georgetown St. with the following conditions:

- The Commission approved construction of a 600 square foot addition connecting to the existing structure and will be accessed through the existing large window opening that will be converted to a doorway. The enlargement of the opening to be approved by staff.
- The HPC requested that the applicant submit a picture of the existing rear elevation for documentation.
- The design of the addition, with the front set back from the existing structure, was approved as proposed.
- The addition will match the existing building materials and colors as proposed in the application.
- The roof material on the addition will be dark gray/black and match the existing structure, as previously approved by the Commission.
- The windows and the front door are to match the existing structure in materials and design, and placed as shown in the application.
- The back door design and materials are to be approved by staff at a later date, once selected.
- Lighting and hardware are to be approved by staff at a later date.

- The detached greenhouse may be removed, which according to documentation, was constructed sometime in the 1990s.

Vote: Aye: Chairperson Hodges, Vice-Chair Anderson, and Commissioner Johnson. Nay: None. The vote was 3-0.

6. Adjournment

The meeting adjourned at 7:09 p.m.

Respectfully Submitted,

**Kerstin Harding
Planner Technician**