

Historic Preservation Commission

Minutes

November 23, 2021

6:00 p.m.

MEMBERS PRESENT: Natalie Kirbo, Allyson Whittaker, Clayton Penhallegon, Mary Miller

MEMBERS ABSENT: Rhonda Kendrick, Myra Riles, Marcus Breeden

OTHERS PRESENT: Rachel Trolinger, Steve O’Neil, Daryl Cox, Mike & Deborah Holt, Ben Harrell

I. CALL TO ORDER

Natalie Kirbo called the meeting to order at 6:00 p.m.

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

Corrections were made to September 28th meeting - Chairman Whittaker was changed to Commissioner Whittaker and Chairman Kendrick was changed to Commissioner Kendrick. After changes were discussed, Commissioner Penhallegon made a motion to approve the previous minutes with the changes, Commissioner Whittaker seconded it and it was carried unanimously.

III. CONSIDERATION OF APPLICATION

- a. **COA-2021-025** | 400 Calhoun St: Ben Harrell is requesting a Certificate of Appropriateness to demolish the structure on the property.

After entering a public hearing, Mr. Harrell began explaining to the commission his request to demolish the building on 400 Calhoun St. He stated that the building was beyond repair and that it needed to be demolished. Commissioner Penhallegon and Commissioner Whittaker asked Mr. Harrell if he had any idea of what would be put back there once it was demolished and he stated that he had no plans to replace it.

After a bit more discussion Commissioner Whittaker asked for a finding of fact motion.

Commissioner Penhallegon made a motion for a finding of fact as presented, seconded by Commissioner Miller, and unanimously carried.

Commissioner Penhallegon made a motion to grant a certificate of appropriateness to Ben Harrell for the demolition project at 400 Calhoun St., seconded by Commissioner Miller, and unanimously carried.

- b. **COA-2021-026** | 425 Broughton St: Mike Holt is requesting a Certificate of Appropriateness to make modifications to the exterior including: changing the siding, replacing front windows with enlarged ones, adding a front porch, adding a dormer and removing/replacing the front door to include side lights and a

transom. On the back of the house he is proposing to add a covered back patio and expand a bedroom out of the rear of the structure.

Chairman Kirbo asked for staff report from Mr. O’Neil before Mr. Holt came forward to speak. After the brief staff report Mr. Holt came forward and explained his request to make modifications to the exterior of his home. He explained to the commission the damage that had occurred over the years to the front of the home being the windows seals have rotted out and the windows needed replacing. Then he went on to explain the other changes he was proposing. Chairman Kirbo explained to Mr. Holt that she would call the house a “Cape Cod” style house and usually there are not front porches on those style houses. She went on to explain how shingle roofs are on these style houses and they usually run straight out and that is proposal for the front porch completely changes everything about the front of the house and that it was a change to the historic district. Then he went on to say the windows there now were not “in keeping” with the house. Commissioner Whittaker stated that the commission’s main concern was that the house is architecturally “cape cod” and when Mr. Holt was done with what he wants to do the commission is concerned that it would look like a modern farm house and that would not fit with the nature of the historic district. Chairman Kirbo then asked Mr. Holt what type of windows he would be using to replace the others with. He said they would be the style that was on the drawing they had. Chairman Kirbo explained to him that there were guidelines for windows and they could not have internal lights. Chairman Kirbo then explained to him what type of windows would be appropriate. Commissioner Whittaker asked him if he would be opposed to keeping the same pattern of the windows there now. He then explained what he was proposing and argued the fact. After a bit more discussion Chairman Kirbo asked for a motion.

He told the commission he wanted to know the reason they were rejecting his proposal. Chairman spoke up and said that it was a Cape Cod house he was changing to not a Cape Cod house. She went on to said that he if could do a full shingle roof and no side lights around the door and keep the character of the cape cod home it would still feel like the same home.

Commissioner Penhallegon made a motion for a finding of fact as presented, seconded by Chairman Kirbo, and unanimously carried.

Chairman Kirbo made a motion to approve the certificate of appropriateness with conditions being to shingle the porch roof and tie it into the main roof and to remove the side lights and transom to Mike Holt for the proposed project at 425 Broughton St., seconded by Commissioner Whittaker, and unanimously carried.

c. COA-2021-027: | 232 E. Water St: Darrell Cox requests to make façade changes.

Mr. Cox came forward and began telling the commission that he wanted to put two apartments upstairs and bring the façade back to the original look at 232 E. Water St. He went on to explain that he wanted to remove the aluminum storefront material and replace it with wood and add a second entrance to the front for access to the upstairs and leave the original transoms along the top.

Commissioner Whittaker made a motion for a finding of fact as presented, seconded by Commissioner Penhallegon, and unanimously carried.

Commissioner Whittaker made a motion to grant a certificate of appropriateness to Darrell Cox for the proposed project at 232 E. Water St., seconded by Commissioner Miller, and unanimously carried.

IV. OLD BUSINESS:

Mr. O'Neil briefed the commissioners on the various administrative COA approvals that he had done since the last HPC meeting.

V. ADJOURNMENT: There being no more business, the meeting was adjourned.

BY: _____
Natalie Kirbo

ATTEST: _____
Secretary, Steve O'Neil