

MINUTES

Valdosta Historic Preservation Commission

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

March 1, 2021 5:30 p.m.

MEMBERS PRESENT

Dr. Harry Hamm
Dr. Alex Alvarez
Mr. Tommy Crane
Ms. Laura Yale
Ms. Celine Gladwin

MEMBERS ABSENT

Ms. Sallie Querin
Ms. Sandie Burkett

STAFF PRESENT

Mr. James Horton

VISITORS PRESENT

Courtney Pindling

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, consisting of five 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 December 7, 2020 minutes were reviewed by the Board and there were two alterations suggested. Mr. Crane moved to approve the minutes and Ms. Yale seconded the motion. The vote was unanimous (4 – 0 vote).

III. Consideration of Certificate of Appropriateness (COA) Applications

Chairman Alvarez announced the first item for consideration, **HPC-2021-08 – 1512 N. Oak Street**. He then read the request which was a proposal to construct gables over the flat roofs on the rear of the house and to re-roof the entire house with architectural shingles like the existing. He is also proposing to replace all of the windows with vinyl, single-hung replacements with the same grid pattern as the existing 6/6. He is also proposing to remove the deteriorated wood siding and replace with new painted concrete siding.

Chairman Alvarez then asked Mr. Horton to present the proposal to the Board and make a staff recommendation. Mr. Horton showed a Power Point presentation of the proposal and outlined the changes to be made to the building. Mr. Horton concluded that the property was contributing to the Local Historic District as it is a 1952 Ranch styled home with no major exterior changes. He concluded that most of the proposed repairs and changes would not affect the historic character of the house, but that the roof extension that would be visible from the front of the house would be a major visual change. Mr. Horton recommended approval of the re-roofing, the window replacement, repair of deteriorated historic siding with in-kind replacement, and the replacement of non-historic deteriorated siding with concrete lapped siding. He recommended approval of the proposed gables in the rear that would not be seen from the street and to look into alternative designs for the roof extension that would be seen from the street.

At this point, Chairman Alvarez asked if there was anyone in the audience to speak in favor of the proposal. There was no one present, but the project representative, J. Merritt Guthrie had asked to be called on the phone as he is located in Clearwater, Florida. Mr. Horton called Mr. Guthrie on his cell phone and put it on speaker for the Board to discuss the project with him. Mr. Guthrie explained his intentions to the Board which included a complete rehabilitation of the house on the interior and exterior. The Board seemed ok with the proposal with the exception of the roof extension that would be seen from Oak Street. Ms. Gladwin asked if Mr. Guthrie was working with a professional on the design of the roof extension. Mr. Guthrie told her that he had a contractor Mike Calvert who had designed the proposal but that he didn't have a design professional. Ms. Gladwin asked Mr. Guthrie if he had any alternatives for the roof extension. Mr. Guthrie told her that he had proposed the roof that way because the contractor had drawn it out that way and explained that this was the best solution. He said that the drawings that Mr. Calvert had done were rough and that they were still working out the issues. Mr. Guthrie also stated that he had not gotten formal drawings at this point. Ms. Gladwin told him that the proposed changes appeared a bit drastic with the slope that was being extended. She said that it was hard to tell what was going on from the drawings presented. Mr. Guthrie felt that if the proposed roof stayed under the existing roofline and ran it along the same roof pitch then it would work. Ms. Gladwin suggested that he may extend the main gable roof over some to cover the small area of flat roof. Mr. Guthrie seemed to understand what she was suggesting. He told her that before he did anything to the roofline that he would resubmit some better drawings. He stated that he needed to get someone to illustrate the details out in better drawings. Ms. Gladwin wanted Mr. Guthrie to design a roof that would stay below the main gable of the front of the house. Mr. Guthrie explained that the larger flat roofs to the rear over the kitchen and other room were really giving the main problems. Ms. Gladwin asked him to develop a roof plan, one that would specifically depict the part extending above the original roof. She agreed that the rear proposed gables would work just fine. Mr. Guthrie said that the proposed roofs in the rear would tie into the gable. He felt that the small roof covering the flat area on the south side would only be a small part of the whole job. Ms. Gladwin told him that it would be a challenge to tie in the gable to the northeast section. Mr. Guthrie told the group that Mike Calvert said that it would be a difficult job but that he would do it right to make sure the HPC would be satisfied. He also told the group that Mike Calvert would probably suggest someone to do some formal drawings.

Ms. Gladwin stated that she was ok with everything else proposed but wanted him to look into alternatives for that one roof addition as seen from the front of the house on Oak Street. She told him that she would like him to follow up on the roof proposal and figure out how to resolve it. Mr. Guthrie told the group that this house has had several additions since it was originally built and that it was posing a challenge to figure out how to best handle the repairs especially with the flat roof sections. He thought that he might need to get a draftsman to better depict the proposed changes.

Dr. Hamm made a motion to approve the proposal as presented with the exception of tabling any changes to the roof until further drawings were submitted at the next month's meeting. Ms. Gladwin seconded the motion. The vote was unanimous (4 -0 vote).

Next on the agenda was **HPC-2021-14 – 710 W. Hill Avenue**. Chairman Alvarez announced the item and read the proposal which was to re-roof the low sloping areas of the roof with metal, the mansard vertical parts with asphalt shingles, the dormers with metal, the gazebo with metal, and the flat portion over the porch with TPO roof.

Chairman Alvarez asked Mr. Horton to present the proposal and make a staff recommendation. Mr. Horton presented the proposal using a Power Point presentation. He explained the significance of this home being the only example of the Second Empire style in Valdosta and Lowndes County. He went further to explain the significance of the pressed metal shingles to the overall character of the mansard roof design and the home as a whole, as the roof of the Second Empire style is one of the strongest design features. He concluded that the replacement of the pressed metal shingles with asphalt shingles would not be in line with the design guidelines and severely affect the overall visual quality of the home, especially now that it is mainly viewed from the railroad overpass which stands in front of the house. He also concluded that there was no plan to preserve or replace the finial atop the front porch gazebo. He also concluded that the TPO roof proposal on the flat roof sections would have no effect on the visual quality and the replacement of the rear tin sections with shingles would not be a strong visual change either as they were later additions with gabled roofs. Mr. Horton recommended approval of the replacement of the near flat sections with new in-kind materials and to replace the flat roofs with new TPO material.

He also recommended approval of capping of the chimneys and the replacement of the gabled rear roofs with asphalt shingles. He recommended disapproval of the replacement of the pressed metal shingles on the mansard roof sections or on the dormer tops. He also recommended disapproval of the replacement of the pressed metal gazebo roof with ribbed metal and recommended approval of new in-kind materials and repair or replacement of the finial with in-kind design and materials.

Upon conclusion of the staff report, Chairman Alvarez thanked Mr. Horton for his presentation and recommendations and looked to the audience for anyone to speak in favor of the proposal. Dr. Courtney Pindling was present as the owner of the home. Dr. Pindling began by telling the Board that the back part of the roof had been worked on in the 1940's and some parts had already been replaced with asphalt. He explained that the original roof was copper and that it has been painted. He spoke of multiple leaks in different spots that he has had repaired before but have started again. He told the group that some of the leaks could not be found to be repaired. He stated that the reason why he had proposed to replace the entire roof was that the insurance company was pushing him to do so. He said that the insurance company had assessed his property in January and that they had cancelled his insurance and that the house was uninsured at the time. He went on to talk about leaks in the flat roof portion of the front porch and on the east and west sides of the upstairs. He stated that he had hired a company to repair the leaks two years ago and they were fixed, but that they had now started again. He further explained that the back part of the house had been added later and that part of it had been enclosed in the 1940's. He said that he had tried six different roofing contractors and only two came to look and of those two Platinum Roofing seemed to be the best choice.

Dr. Pindling then went on to talk about the porch gazebo stating that he had thought about replacing the roof with shingles but had decided to use the metal instead. He also stated that he had chosen a driftwood color for the shingles for the mansard roof to try to make the whole roof uniform, but that the TPO roof would be white in color. He told the Board that the replacement cost of the roof like it is would be over \$80,000 but that the maximum he had in his budget would be \$60,000 which would cover the metal, TPO and asphalt shingle combination he was proposing.

Dr. Pindling also explained to the Board two design changes that he had in mind to improve the situation. One is that he would add a gutter around the porch to keep water from splashing up onto the porch and secondly in the rear he would remove or lower a chimney that was directly in front of a dormer window.

Dr. Hamm then spoke up and asked Dr. Pindling if Platinum Roofing had done any jobs like this before with such specialty requirements. Dr. Pindling replied that he believed that they had done a number of standing seam metal roofs. He also said that if he could get the proposal approved in March then they could begin by the end of March and finish by the end of April.

Chairman Alvarez then asked if there were any more questions of the applicant. There seemed to be none at this time so he looked to the audience for anyone to speak in opposition to the proposal and there was no one. He then asked the Board if they had any questions for the applicant. Ms. Gladwin told Dr. Pindling that he had a beautiful home and thanked him for being such a good steward. Dr. Hamm then asked him if the mansard section of the roof leaks. Dr. Pindling told him that it leaked in two spots, one on the west and one on the south. Ms. Gladwin asked him if the chimneys were in good shape. Dr. Pindling replied that they were with the exception of the one in the rear. He explained that years ago he had it coated and that it was better. Chairman Alvarez spoke up to explain that the seam on the top of the dormers would sometimes leak. Dr. Pindling replied that he had planned to replace the roofs on the dormers and flash the connection. Chairman Alvarez then explained that the seam along the ridge where it connects will sometimes have dirt under it that will cause a leak too. Dr. Pindling replied that he wanted to fix it and get it right so he didn't have to worry about it anymore.

Dr. Hamm spoke up and told Dr. Pindling that the proposal was a drastic change to the design of the roof. He wondered how the vertical mansard sides of the roof could be leaking at all. Dr. Pindling re-stated that two years ago he had the roof sealed and the leaks keep coming back. He feels that if he does it again now they will come back again shortly. Ms. Gladwin then asked Dr. Pindling if he could keep the gazebo roof with the existing pressed metal shingles and re-coat it. She then went on to say that the dormer roofs could be replaced with ribbed metal if

necessary but that she would hate to see the pressed metal mansard roof replaced with asphalt shingles. Dr. Hamm agreed that the shingles looked really good and a re-coating should do the job. Mr. Crane also agreed with the idea. Dr. Hamm suggested that Dr. Pindling get in touch with a metal fabricator instead of a regular roofer. Dr. Pindling replied that he had looked for the metal to match his roof years ago and could not find it. He said that he never considered replacing it until it started leaking. He stated that the objective was to keep the structure without changing but that what he was planning would be an attractive and durable solution. Mr. Crane responded by telling him that the roof is the most valuable feature of the home as its dominant design feature. Dr. Pindling replied saying that the metal roof is deteriorated in a number of spots.

Ms. Gladwin then asked Dr. Pindling if he had a timeline. Dr. Pindling replied that he wanted to get started in April. He told her that it leaks every time it rains. He also re-stated that he does not have insurance on the house at this time. Ms. Gladwin then asked him if the mansard siding is ok and if the dormer roof tops were ok as well. Dr. Pindling did say that he wants to preserve the character of the roof as much as possible. He feels that he must replace the TPO roof because it is definitely leaking. Dr. Hamm spoke up and told Dr. Pindling that if he did not replace the mansard portion of the roof that the job would be cheaper. Dr. Pindling said that he knows that but the warranty on the asphalt shingles is 50 years. Ms. Gladwin asked him what type of asphalt shingles he would be using and he replied that he would use a Corning True Definition 50 year shingle. Dr. Hamm inquired if the roofer proposed removing the metal shingles because they did not know how to work on them or did not want to work on them. Dr. Pindling was not sure, but he then went on to go over with the Board that he needed to replace the standing seam on the top of the roof and that he could look into preserving the mansard roof and the gazebo roof. Chairman Alvarez suggested that Dr. Pindling contact Azalea City Roofing because they could seal chimneys. Dr. Pindling replied that he has had some issues with that company before.

At this point, Dr. Pindling went over the list of items that he would plan to do: 1. Metal on the top roof; 2. Preserve the gazebo historic shingles and finial; 3. Preserve the historic shingles on the mansard roof; 4. Replace the rear roof with asphalt shingles; 5. Replace the TPO Roof flat portions on the front porch and west side. Dr. Pindling then told the group that he appreciated historic preservation and that he wanted to maintain the historical perspective of the property. He was about to leave the meeting when Ms. Gladwin invited him to stay for the vote on his proposal.

The public hearing portion of the meeting was ended by Chairman Alvarez and he called for a motion on the proposal. Ms. Gladwin moved to approve the flat top replacement with metal, to approve the TPO for the flat roof sections, approve the capping of the chimneys as long as it did not obscure historic decorative brickwork, approve the replacement of the rear gabled metal roofs with asphalt shingles, recommend repair of the historic pressed metal shingles on the mansard sections with in-kind materials, maintain the dormer roofs as they are, maintain the existing historic shingle roof on the gazebo and repair or replace the gazebo finial in-kind. Mr. Crane seconded the motion. The vote was unanimous (4 – 0 vote).

It was then brought up that the motion did not include anything about the lowering of the one chimney in the rear that was in front of the dormer window. Chairman Alvarez felt that it would be ok to lower the chimney down to the soldier row which would be about 30 inches. Dr. Hamm then made a motion to approve the lowering of the one rear chimney to a maximum of 30 inches. Ms. Yale seconded the motion. The vote was unanimous (4 – 0 vote).

IV. Consent Agenda

At this point, Chairman Alvarez moved on to the Consent Agenda and asked the Board if they had any questions on the cases. There seemed to be no questions or comments so he moved on to Old Business.

V. Old Business

Under Old Business were the current cases of Demolition by Neglect. There was no new information on 210 Mary Street or 113 E. North Street. Mr. Horton reported to the Board that he had met with Mr. Trey McGraw of the McAlister Company and that Mr. McGraw was receptive to the repairs, improvements and clean up requirements

of the City of Valdosta under the Demolition by Neglect Criteria. Mr. Horton told the group that he and Mr. McGraw met for over an hour and toured each of the 12 houses and lots owned by the company looking at the requirements for each. Mr. McGraw and Mr. Horton were pleased with the results of the meeting and concluded that the list could be fully completed. Mr. McGraw then stated that he would return to Charleston and request one of the company employees to study the enrollment situation at Valdosta State University (VSU) and look into some alternatives including either re-proposing a newly constructed residential building as before or the possibility of selling the property based on the results. After finishing this report, Mr. Horton looked to Board Member Crane and asked him if he had any idea the enrollment situation for VSU in the foreseeable future. Mr. Crane replied that he was aware that there would be an expected drop in the enrollment at VSU by 2025.

Ms. Gladwin had to excuse herself from the meeting at this time which was 7:20 pm. Mr. Horton then moved on to the next item on the agenda under Old Business – Other Items. He reported that he had submitted a grant application to the Historic Preservation Fund for Certified Local Government Cities for Phase II of the Local Historic District re-survey. He told the group that he had not heard anything from the Georgia Historic Preservation Division at this time and it would probably be in May before the winners were announced. Mr. Horton then told the group that there was no new information on the Deming House which was on the 2020 Places in Peril list for the Georgia Trust for Historic Preservation.

VI. New Business

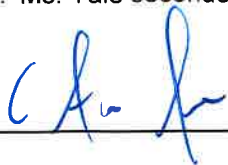
Next Chairman Alvarez moved to New Business. It was discussed that the re-appointments for Ms. Burkett and Ms. Gladwin were not finalized as of this time and that should be voted on in the next City Council meeting. It was then decided that it would be best to hold off on the election of officers until next month. At this time, Chairman Alvarez made a report to the Board about the changes to the lot by the Courthouse. He told the group that the area was being cleaned up and the pavement removed to make it a green space for events. Then Ms. Yale asked if the amphitheater was going there and Chairman Alvarez told the group that it would be going on the lot on Lee Street across from the city services building. He went on to say that paved pads with water and electricity were planned for the area along the fence by the church property. He also explained that the Sonny Schroyer property on the south end would need to be purchased for the amphitheater. Chairman Alvarez then went on to tell the group that a Short Line train was proposed for Valdosta and that the railroad and the state were working on this proposal.

After this, Dr. Hamm wished to have the Board give an opinion on a proposal that he was developing to pave some parking pads on his properties along Varnadoe Street. Dr. Hamm explained to the group that he had a large wash out by the road that was causing a mess and that the tenants of the property were parking all over the yard. He had a sketch of two paved parking areas, one behind the home at 400 River Street and one beside the home located at 308 Varnadoe Streets. He felt that these areas would organize the vehicles and keep the yards preserved. He told the group that this plan was approved already by the City of Valdosta Engineering Department and was ready to move forward. After explaining the project, he asked the Historic Preservation Commission if they would require the proposal to be presented at next month's meeting or could it be handled by Administrative Review. The Board felt that the proposal would be fine for Administrative Approval.

VII. Adjournment

With no more discussion apparent, Chairman Alvarez called for a motion to adjourn the meeting. Mr. Crane moved to adjourn the meeting. Ms. Yale seconded the motion and the vote was unanimous (3 – 0 vote). The meeting was concluded at 7:37 pm.

HPC Chairman



Date

4/5/21