

# MINUTES

## Valdosta Historic Preservation Commission

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

August 2, 2021 5:30 p.m.

### MEMBERS PRESENT

Dr. Alex Alvarez  
Ms. Laura Yale  
Mr. Tommy Crane

Ms. Sally Querin  
Dr. Harry Hamm  
Ms. Celine Gladwin

### MEMBERS ABSENT

Ms. Sandie Burkett

### STAFF PRESENT

Mr. Jeff Brammer  
Ms. Lauren Hurley

### VISITORS PRESENT

Anthony Courson  
Kareen Wilson  
Vickie Everitte  
George Copeland  
Tereatha Copeland

### I. Call to Order and Determination of Quorum

The meeting was called to order at 5:32 pm by Chairman Alvarez. It was determined that a quorum of members was present. Chairman Alvarez thanked everyone for coming and reminded audience members to please sign the attendance register.

### II. Review and Approval of Minutes

The July 12, 2021 draft minutes were reviewed by the Board. Mr. Crane made a motion to approve the minutes. Mrs. Querin seconded the motion, and it was called and carried unanimously (6-0 vote).

### III. Consideration of Certificate of Appropriateness (COA) Applications

(A) **HPC-2021-64- 505 West Street** – Mr. Brammer presents the staff presentation to the board with a description of the proposal and property. The applicant would like to place an accessory building on the property. The property is located in the southwestern portion of the Local Historic District. The property is non-contributing, located in subarea 2 and is zoned R-6. Mr. Brammer describes the house in detail as a vernacular shotgun style home with a right-side lean-to and a brick foundation featuring a front facing porch. Mr. Brammer shows a picture of the accessory building and its current location in the rear of the property. Mr. Brammer also shows adjacent homes to better orient the members to the location of the home. The proposed project of adding an accessory building to the property was brought to the Historic Preservation Planner's attention by the marshals after the building was spotted in an unauthorized portion of the property. The applicant put in the application before HPC so that the building can be placed legally on the property. Specifications were presented. The building is 10 feet by 16 feet with wood siding and a small porch. It includes glass windows and a metal roof and is resting on pier foundations. As per the guidelines, the building has been placed in the rear of the residential building. It is compatible in design and proportion to the historic structure and is smaller than the historic building. Staff recommends to approve the addition and placement of the new accessory building as proposed.

The applicant, Kareen Wilson, residing at 505 West Street, stated that he is dealing cell phones from the building as a form of income. No one else spoke in favor or opposition of the application.

Commissioner Hamm asked if zoning allows a business in a residential neighborhood. Ms. Hurley addressed his concerns by stating that if the applicant obtained a business license through the city, his business license would have gone through a process of review by each individual department.

Commissioner Gladwin stated that it is most likely a home occupation. Commissioner Alvarez asked for a motion. Sally Querin moved to approve the request as submitted. Tommy Crane seconded the motion. The vote was unanimous (6-0 Vote).

**(B) HPC-2021-56- 1112 North Toombs Street-** Mr. Brammer states that the applicant's request is to do major exterior renovations to the contributing Colonial Revival historic home located in Subarea 1 and zoned R-6 (Single Family Detached/Duplex). Mr. Brammer described the house in detail along with the adjacent properties to orient the board and public. The applicant is proposing new siding, roofing, windows, doors, porches, rear driveway and parking and professional landscaping. The applicant is also asking for an addition of an attached garage to the rear of the existing residence. The applicant supplied staff with concept renderings of the proposed finished product depicting the addition with different versions for the board's consideration. The renderings show an expanded porch and varying profiles for the roofline after the addition of the attached garage. The alternate renderings depict versions of the roofline, including a cross gable roofline and shed roofline in case the HPC does not want the profile of the existing roofline to change. The applicant has done previous work in the local historic district proving to execute excellent work. Staff recommends that renovations of the existing wood siding be replaced with similar lapped wood siding or fiber cement, aka "Hardieboard" as approved for Subarea II; the existing wood framed windows be replaced with windows of similar pane arrangement and exterior profiled windows and surrounds of wood or clad aluminum; the existing doors and surrounds be replaced with appropriate wood or metal doors which relate in character and complementary design; the existing porches be expanded and/or replaced with wider, partial-length porches of similar height, profile, character and material composition; and the new rear garage addition utilize one of the alternate designs, with the roof ridgeline either equal in height or lower than the ridgeline of the main residence. Staff also recommended that the new rear garage addition connect to main residence in a manner as to minimize potential loss of historic fabric if removed in the future like a small open or enclosed breezeway; and, that the new driveway and parking area be screened with landscaping or privacy fencing.

Anthony Courson spoke on behalf of the property in which he inherited two years ago after his mother's death. He said the house is in "really bad shape" and needs a lot of work. Mr. Courson stated that the biggest feature that would change is the addition of the garage which would change the roof structure. Mr. Courson described the aesthetic that he is going for as "black and white" and that he would like to keep the Colonial Revival look upgrading it with landscaping and parking in the rear. He does not want an entry from North Toombs Street. He stated that he needs professional help with the roof. He does not want the garage to look added on. He wants it to look like it was always there.

Harry Hamm stated that he does not like the alternate shed roof style. Mrs. Gladwin stated that the rule of additions on the historic buildings is that the addition does need to look distinguished as being separate from the actual historic building. Mrs. Gladwin added that the two buildings should be distinct and preferably separate with the use of a breezeway or mud room. She stated that keeping them separate would also simplify the roof structure. Furthermore, the addition should not be bigger than the original building. There was no overall floor plan or roof plan included in the application, so the dimensions are hard to examine. Discussions were held concerning the Commission's opinions on the porches, options for the roof and reworking the addition. Mr. Crane explained that the applicant should avoid attempts of reworking the façade of the home, including the front porch dimensions per the Historic Preservation Guidelines. Mrs. Gladwin stated that the applicant should be able to stand in front of the house and not be able to tell that there is an addition of the garage in the back of the house. The Commission agreed that the renovations should stay true to the original design. Mrs. Gladwin suggested that the applicant consider the recommendations presented by staff and that the application be tabled until there can be a full site plan depicting dimensions of the addition. Upon further discussion, the applicant stated that he could start by removing and replacing the siding that is rotting and basically take the house down to the studs and floorboards while he prepares a full site plan for Commission review.

The Commission had questions regarding the recommendation from staff of screening for the driveway. The guidelines outline that parking areas should be screened because parking areas are rare in the

Historic District. This property will not have a parking area but a new driveway, so the recommendation of screening does not apply. The commissioners agreed that starting with the deconstruction of the siding would be OK so that work could commence, but deconstructing the roof by removing shingles may be premature because the shape of the new roof has not yet been determined. Mrs. Gladwin made a motion to allow the applicant to proceed with the work on the siding. All other work will be tabled until materials and site plans are reviewed. Harry Hamm seconded the motion. Unanimous vote (6-0).

**(C) HPC-2021-68- 110 East Adair Street-** Mr. Brammer presented the staff report. 110 East Adair Street was built in 1899 and is Folk Victorian style in the local historic district. The property is contributing and lies in Subarea 1 with R-P (Residential Professional) zoning. Mr. Brammer described the house in detail and presented adjacent properties to orient the commissioners. The project is to add an accessory building to the property with the specifications of 12x24 aluminum sided building with side windows and a metal roof. The guidelines state that the building can be placed in the rear of the residential building, be compatible in design and proportion to the historic structure, and be smaller than the historic building. Staff recommends to approve the addition and placement of the new accessory building as proposed.

The applicants George and Tereatha Copeland spoke in favor of the application. Mrs. Copeland stated that they needed the accessory building to store Mr. Copeland's lawn equipment and tools.

With no questions and no opposition, the Commission opened discussion. Commissioner Hamm stated that the Commission has seen accessory buildings at this meeting that were already placed there and for business purposes with no screening. He stated that there was a similar situation at the church on JL Lomax, which used portable buildings from the school system and placed them on the lot with the church with the requirement of being screened. He stated that this is a similar request. Mrs. Querin pointed out that the accessory building would be shielded in the proposed placement spot in the back yard. Mrs. Querin made a motion to approve the application as proposed. Mrs. Gladwin seconded the motion. Unanimous vote (6-0).

#### IV. Consent Agenda

Board members reviewed the Administrative Reviews for the months of July with no questions.

#### V. Other Business

**(A) Local Historic District Survey Update** – Mr. Brammer stated that the calendar for the grant proposal has been sent to the commissioners. Mr. Brammer sent out the RFPs on July 28<sup>th</sup> with August 27<sup>th</sup> as the due date using the list from the Georgia SHPO office containing 3 contractors that bid on the survey from two years ago. He has not received questions from anyone, but it has been issued. The timeline is quick as the due date is August 27<sup>th</sup> and the state wants 25% of the survey recorded by November 1<sup>st</sup>. The surveyors need to be on the ground weeks before that so that the 25% can be complete. Mr. Brammer hopes to have the results of the survey to the commissioners quickly so that they can vote on them within a week or so of their submission. September 2<sup>nd</sup> is the notification date for the bid winner. So, the commission needs to meet after September 2<sup>nd</sup> to assist the surveyors in a quick turn around to begin their work. Mrs. Gladwin reviewed how the survey was completed last time with the commissioners receiving copies of the proposals, reviewed them for an hour, scored them and returned the score sheets back to the Historic Preservation Planner. Everyone agreed that Monday, August 30<sup>th</sup> would be a good day to meet at 5:30pm to complete the process swiftly.

#### **(B) Informational Outreach to Realtors Update**

Mr. Brammer emailed Katheryn Swann-Tart from the Realtors' association. He did not get a response from her but spoke with someone with the Realtors Board of Directors, who said that they would be interested in hearing Mr. Brammer speak about HPC. He was told he could not get on the schedule for this year but that he could put together a packet of materials to distribute to the Realtors Board of Directors. The Commission discussed ideas for distributing information and brainstorming how to best

connect with individuals buying homes in the City of Valdosta. Mr. Alvarez suggested connecting with the utilities department as setting up the water through the City of Valdosta is often the lengthiest part of homeownership. Mr. Brammer will follow up with materials for local Realtors and ask for feedback from the Commission. One common issue that the Commission agreed upon was a map that would be easy to read, rather than a PDF. Also, information on the tax accessors page does not include Historic District boundaries.

Conversation was also had concerning the Valdosta Black Heritage group to see if there is an update. Commissioner Hamm stated that he thinks the group may want to approach their concerns regarding why the Southside was not included in the Local Historic District with City Council instead of HPC. Mrs. Gladwin stated that she will be meeting with Gwen Redwine and the group soon to clarify and educate the group on creating a local district with the goal of preserving the area. Mr. Crane asked for clarification on the third phase of the survey process that may include the Southside. Phase 3 would be to survey the properties in the Southside National Register District and the part of the East End National Register District not included in the Local Historic District. This Phase would take place after Phase 2, currently underway to survey the remaining portion of the existing Local Historic District. The goal would be to have the Local Historic District include all the properties listed in the City's six National Register Districts.

**(C) Review & Approval HPC Contact Information**

The Commission reviewed contact information for each of them and turned any changes to the contact information into staff.

**VI. New Business**

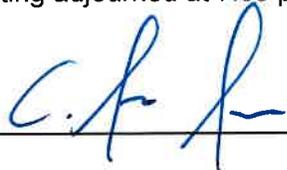
**(A) New business from the floor.**

The JT Roberts house will be coming before the Commission soon for its driveway plans. Mr. Crane and Sally Querin stated that they will have to recuse themselves from that conversation as they currently sit on that board.

**VII. Adjournment**

There being no further business, Chairman Alvarez called for a motion to adjourn. Commissioner Crane made a motion to adjourn. Commissioner Gladwin seconded the motion, and it was called and carried unanimously (6-0 vote). The meeting adjourned at 7:05 pm.

HPC Chairman

  
\_\_\_\_\_

Date

9/14/21

\_\_\_\_\_