

MINUTES

Valdosta Historic Preservation Commission

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

February 7, 2022 5:30 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Ms. Sandie Burkett
Ms. Sally Querin

STAFF PRESENT

Mr. Jeff Brammer
Ms. Lauren Hurley

VISITORS PRESENT

J. Britt McLane
K. Rowley
E. Nee

I. Call to Order and Determination of Quorum

The meeting was called to order at 5:30 p.m. by Chairman Alvarez. It was determined that a quorum of members was present. Chairman Alvarez thanked everyone for coming and reminded audience members to sign the attendance register.

II. Review and Approval of Minutes

The January 3, 2022, draft minutes were reviewed by the Board. Mr. Crane made a motion to approve the minutes. Ms. Gladwin seconded the motion, and it was called and carried unanimously (5-0 vote).

III. Consideration of Certificate of Appropriateness (COA) Applications

- A. HPC-2021-115 — 108 West Park Avenue:** Mr. Brammer presented the staff report. The petitioner requests approval to replace a membrane roof system on the front porch with a metal panel roof system. The property is a two-story, Craftsman-styled, Georgian house. The house features a brick foundation, brick, wood clapboard and stucco exterior cladding, and a main hipped roof with boxed eaves and exposed rafters, covered in asphalt shingles. The project is to replace the existing membrane roofing system atop the front porch with a standing seam, metal-panel roofing system. The specifics of the new roofing system are noted as galvanized, 26-gauge steel panels, painted with a galvalume coating. Staff recommends approval of the porch roof replacement as proposed.

The applicant, Britt McLane, stated that they want to get the roof fixed. He stated that they have been mindful of the historic considerations for the building. He stated that the roof that is on there now is a membrane that was installed 20 years ago, it is not historic, and it is leaking. He said that the metal roof will be more historically adequate, and that a replacement membrane has been hard to get.

With no questions from Commissioners and no one else in support or opposition, Dr. Hamm motioned to approve the application as recommended by staff. Mr. Crane seconded the motion. The motion passed unanimously (6-0 vote).

- B. HPC-2021-118—1010 Johnson Street:** Mr. Brammer presented the staff report. The petitioner requests approval to demolish and re-construct a non-original rear addition and repurpose and replace windows on the façade and rear elevations. There are 6 main components to the project, and they are: 1) Demolish non-original enclosed rear lean-to addition; 2) Rebuild enclosed rear addition in situ with 162 square feet of additional covered space; 3) Remove aluminum-framed 2/2 façade window and replace with

repurposed wood-framed 6/6 window (rear); 4) Install additional repurposed 6/6 window (rear) to facade for symmetrical balance; 5) Install new, wood-framed French door on rear elevation; and 6) Install 2 wood-framed kitchen windows on rear elevation. Staff recommends approval as proposed.

The applicant, Eric Nee, spoke in support of the application. He said that the house is derelict in the neighborhood, and he is willing to put in the work to get it back to a place where it will benefit the neighborhood. Dr. Hamm asked what the material on the lean-to roof is. Mr. Nee stated that it now has asphalt shingles with moss and ferns growing on it. He said that the house has been vacant since 2009 and has a buildup of pine needles. Dr. Hamm asked what will be done so that that does not happen again. Mr. Nee said regular maintenance and getting some of the old trees removed. He said that the pitch on that portion of the roof may be contributing to the collection of debris. Dr. Hamm suggested that a metal roof may help with debris buildup.

With no one else in support or opposition, the Commission discussed. Ms. Gladwin stated that she agrees with the staff report regarding inconsistencies with some of the renovations for the structure, but that the larger picture of saving the structure itself is far more important. Ms. Gladwin made a motion to approve the application as proposed. Ms. Yale seconded the motion. The motion passes unanimously (6-0 vote).

V. Consideration of Administrative Review and Approvals

Board members reviewed the Administrative Reviews for the month of January with no questions.

VI. Other Business

(A) Local Historic District Survey Update (Phase II) – Mr. Brammer updated the Commissioners regarding the Local Historic District Survey. The contracted company has completed 50 percent of the data entry and will be issuing the first draft as of April 1st to the state.

(B) 2022 HPC Training Update – The Commission will be having a 4-year review in 2023. One component is continuing training. When the paperwork is refiled, annual training is a section that must be completed. Mr. Brammer has investigated trainings such as in-house speakers or Zoom trainings that the Commission could participate in to satisfy the CLG training. Ms. Gladwin stated that if the Commission are still members of the Georgia Alliance for Historic Preservation, for which she is the director of our district, the organization offers training for local commissions.

Mr. Brammer asked if there were certain topics the Commissioners believe would be pertinent and beneficial for our area. He stated that we have one workshop scheduled for next week (February 16th, which was later postponed). Dr. Hamm stated that he thinks an interesting topic would be considering discussing houses that are newly considered historic, such as ranch style homes or mid-century modern houses. The Commission agreed that they would communicate via email regarding topics and a date for the next work session. Ms. Querin stated that she thinks a good topic would be windows as windows have been a topic that has caused citizens the most issues with cost efficiency and energy efficiency. Dr. Hamm stated that another good topic would be solar panels and how HPCs in other places are handling solar panel installations.

Mr. Brammer updated Ms. Querin concerning her paperwork for reapplying for a Commission position. Dr. Alvarez stated that next month is when the vote for Chair, Vice-Chair, and Secretary will occur as it happens when terms change, which takes place in March.

VII. New Business

(A) New Business on the Floor – No new business.

VIII. Adjournment

There being no further business, Chairman Alvarez called for a motion to adjourn. Ms. Gladwin made a motion to adjourn. Mr. Crane seconded the motion. It was called and carried unanimously (6-0 vote). The meeting adjourned at 6:15 pm.

HPC Chairman



Date

3/8/22