

# MINUTES

## Valdosta Historic Preservation Commission

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

March 7, 2022 5:30 p.m.

### MEMBERS PRESENT

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

Ms. Sandie Burkett  
Ms. Sally Querin

### MEMBERS ABSENT

Ms. Laura Yale

### STAFF PRESENT

Mr. Jeff Brammer  
Ms. Lauren Hurley

### VISITORS PRESENT

Mike Eddington  
Byron Freeman  
Dr. Courtney Pindling  
Buddy Walker

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

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

### II. Review and Approval of Minutes

The February 7, 2022, draft minutes were reviewed by the Board. Dr. Hamm made a motion to approve the minutes. Mr. Crane seconded the motion, and it was called and carried unanimously (4-0 vote).

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

- A. HPC-2022-06 — 111 Second Ave:** Mr. Brammer presented the staff report. The petitioner, Habitat for Humanity, requests approval to construct a new, one-story, three-bedroom house of 1,320 square feet. The specifics of the proposed construction include concrete slab foundation, frame construction, lapped fiber cement siding, architectural shingles on the roof, dual-pane vinyl windows, and a concrete driveway. This is the same house plan as the one approved by the HPC in 2017. That house is located a few parcels to the north in the same neighborhood. A local survey was conducted, and it was discovered that there is a one-story, accessory dwelling unit for the neighboring property, located at 710 West Hill Avenue, encroaching on the subject property at 111 Second Avenue. That will be an issue to be resolved legally by Habitat and the private property owner at 710 West Hill Avenue.

Staff acknowledges the overwhelming similarities between this and previous Habitat projects, as well as the importance of precedence. Staff also noted the project meets zoning requirements with appropriate setbacks. Therefore, staff has determined that the project will not have a substantial adverse effect on the aesthetic, historic, or archaeological significance and value of the subject property or the local historic district. Staff recommends approval as proposed.

Dr. Hamm asked for more information regarding the property that is encroaching on the Habitat for Humanity parcel. Mr. Brammer stated that it is a bit of a mystery. He said that the building went through HPC and got approval in 2011 and whatever survey was required at the time must not have exhibited the boundaries. The accessory dwelling unit has been on that property and once it was determined by satellite imagery that it was encroaching, Habitat got a survey done on the property confirming that it is on their parcel. Mr. Brammer said that residential properties are not required to turn in plans as commercial properties are, but this property went before HPC, obtained approval, and pulled the

appropriate permits. Mike Eddington with Habitat for Humanity stated that once the survey was done, they were as baffled as Mr. Brammer. Mr. Eddington stated that they made provisions to ensure that with the encroachment, they have enough space with setbacks for the construction for both the current project and the adjacent lot to the north for a future build. Mr. Eddington stated that this property was donated to the organization. He said Dr. Courtney Pindling (the person who owns and lives in the encroaching dwelling) would be contacted by Habitat to work out an understanding regarding the ownership of the land. Mr. Eddington stated that the partner family is a single mother with a disabled child, so the one-story, low built house is necessary. Dr. Pindling stated that he purchased the property in 2010 and the entire property was fenced. He stated that when the Georgia Historical Society came to survey, the accessory building was identified as a servant's quarters. The structure was renovated to keep the same dimensions and location to preserve its history.

With no one else in support or opposition of the application, the Commission discussed. Ms. Gladwin made a motion to approve the application as submitted. Mr. Crane seconded the motion. The motion passed (5-0 vote).

- B. HPC-2022-11—1522 North Oak Street:** Mr. Brammer presented the staff report. The petitioner requests approval to complete extensive renovations on two rear elevations of the existing building. The project consists of 6 main components, including: 1) Replace damaged wood siding with lapped fiber cement siding, 2) remove pent roof & replace with lapped fiber cement siding, 3) construct gablet in lower-level roofline to allow outward door swing, 4) replace gutter system, 5) remove brick chimney & replace w/lapped fiber cement siding, and 6) replace 6 wood-framed windows w/6 vinyl-framed Low-E dual pane windows of similar appearance.

Staff acknowledges the project proposes significant alterations, including roofline changes, chimney removal, and window replacements. Many of these alterations conflict with district design guidelines. However, staff believes it appropriate to raise two mitigating factors. First, all the proposed changes affect non-visible, rear elevations. Second, based on the 2020 HSR the property already lacks significant integrity from previous alterations. Given the location of the proposed changes and the lack of integrity of the overall property, staff has determined the project would have no substantial adverse effect on either the subject property or the local historic district.

The applicant, Byron Freeman, a member of the Georgia Baptist Commission Board, stated that they have 16 properties across Georgia, and they are starting renovations with this property as the first. He stated that his goal is to make the facility more user friendly and safe to hold ministry meetings. He stated that he is using a local contractor. He said that they will use the most basic window and replace the trim to replicate the original windows. He stated that the siding will hardiboard because it is the most durable. He said everything will be painted white to match the original color. To bring the site back to code, he intends to replace the back door to swing out.

Ms. Querin asked about the condition of the chimney. Mr. Freeman stated that the chimney has deteriorated to the point that you can pull bricks out by hand. She asked if the fireplace would remain on the interior. Mr. Freeman stated that the entire structure is coming out, but they may keep the mantle portion. Ms. Gladwin asked if the part with the chimney is part of the original structure. Mr. Brammer stated that on the Sanborn maps, the L-shaped structure is there so it is part of the original structure. Ms. Gladwin said that replacing windows with vinyl windows is not compliant with district guidelines. She said that she thinks that there could be exceptions made because this elevation is not primary or even visible from the road. She said additional window replacements on more prominent elevations should be done with wood-framed windows. She emphasized that this house is a significant feature of the community, and the replacements should be considered critically important. Mr. Freeman's rebuttal is that he has a budget and a timeline, and replacing the windows that are not visible from the road with originals is not within either plan.

With no one else in support or opposition, discussion was open among the commissioners. Ms. Querin stated that she is fine with replacing the windows in the back with vinyl because it is not on the front in public view. Mr. Crane stated that in the report it appears that some of the windows are already vinyl, and some are wood framed. Ms. Querin motioned to approve as recommended by staff. The motion was seconded by Mr. Crane. The motion passed (5-0 vote).

- C. HPC-2022-12---504 River Street:** Mr. Brammer presented the staff report. The petitioner requests approval to construct a new, one-story, three-bedroom, house of 2,062 square feet. The property is a vacant lot of about 2/3 of an acre. The specifics of the construction include: concrete slab foundation with brick veneer, frame construction, lapped fiber cement siding, architectural shingles on the roof, dual-pane vinyl windows, a 400 square foot detached garage, a concrete driveway, and a brick paver walkway. A survey and site plan show the proposed layout for the property. The petitioner also supplied elevation drawings from the construction contractor. The front elevation exhibits a brick veneer around the raised foundation, hardiboard siding, and architectural shingles on the roof. The side elevations show the same materials. The floor plan shows the door and window schedule. Also exhibited was a rendering of the detached garage. It is 20'x20' front gable with an overhead double door. The garage features the same finish materials as the main residence.

Staff acknowledges that the project largely complies with district design guidelines. The Placement, Scale & Proportion, and Design of the new residence meet many compatibility considerations for the district. The Materials comply, but for the vinyl windows. Staff has determined that the project will not have a substantial adverse effect on the aesthetic, historic, or archaeological significance and value of the subject property or the local historic district. Staff recommends approval of the project as proposed.

The applicant, David Birch, spoke in support of the application. He stated that this project would be his primary residence, as he is moving down to Valdosta. His job requires him to be in Georgia, so he picked Valdosta to be closer to his sister in Florida. Dr. Hamm asked if a 20'x20' garage would be big enough for two cars. Dr. Alvarez said a 20'x20' garage is the minimum for two cars. Mr. Birch said that one car needs 9 feet for clearance. The Commission recommended a bigger garage.

Mr. Walker asked where the driveway would be. Mr. Birch stated off of River Street. Dr. Hamm stated that Mr. Birch would not have access to Wells Street because there are two private lots beside Mr. Birch's lot and that there is a driveway about where Mr. Birch has the driveway on his building plans. Ms. Querin stated that she thinks a metal roof would look great on that house. Mr. Birch stated that it would cost him an extra \$35,000.

With no one else to speak in favor or opposition, the Commission discussed. Ms. Burkett made a motion to approve the application as submitted. Dr. Hamm seconded the motion. The motion passed unanimously (4-0 vote).

- D. HPC-2022-13--- 209 North Ashley Street:** Mr. Brammer presented the staff report. The petitioner requests approval to remove and replace eight existing windows. The eight windows identified for replacement are all wood-framed windows on the second story of the rear elevation facing the back alley. They are in varying states of deterioration and the petitioner has already purchased the replacements. Some of the windows are missing glazing. Almost all suffer from rotted wood along the rails. There is also cracking visible in the stiles. The vinyl-framed replacement windows are similar 1/1 arrangement, with white PVC jambs and sashes. They are also dual-paned for efficiency.

Staff acknowledges that the project as proposed conflicts with district design guidelines. However, given the circumstances, staff believes it appropriate to acknowledge some mitigating factors. First, the replacement windows would be located inconspicuously on the second-story rear elevation, facing the back alleyway. Second, the proposed replacements appear similar to the existing windows to be replaced, and also the existing replacement windows already installed in the abutting property to the north. Staff has determined the project would have no substantial adverse effect on the aesthetic,

historic, or archeological significance and value of the subject property or the local historic district. Staff recommends approval of the project as proposed.

The applicant, Buddy Walker, stated that he restored the building in 2002. He said that he has painted the wood-framed windows three times and they are not holding up anymore. He stated that it is nearly impossible to get wood or aluminum windows anymore. He said that the best choice is vinyl, and he is hoping he can save some of the sashes. He stated that some of the windows are dangerous and need to be replaced ASAP because they are going to fall out.

With no one else in support or opposition, the Commission discussed. Dr. Hamm motioned to approve the request as submitted. Ms. Burkett seconded the motion. The motion passed (4-0 vote).

**V. Consideration of Administrative Review and Approvals**

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

**VI. Other Business**

**(A) Selection of Commission Officers** – The recommendation was made that there be no changes to the current Commission officers. Reappointment includes: Chairman - Dr. Alvarez, Vice-Chair - Ms. Gladwin and Secretary - Ms. Yale. Ms. Querin made the motion for the recommendation. Mr. Crane seconded the motion. The motion passed unanimously (4-0 vote).

**(B) Local Historic District Survey Update (Phase II)** – The HRS contractor says 75 percent of the survey has been submitted to the state database. The first draft of the written report is due April 1. Copies will be distributed to Commission members and additional reviewers.

**(C) 2022 HPC Training Update** – Mr. Brammer updated the Commission on training opportunities. He will be checking on online opportunities. He noted that there is a training day in August in Macon and a virtual statewide conference in September. Ms. Querin asked if there was money in the budget for staff to attend statewide training. She stated that she is proud of the work that Valdosta is doing, and that HPC here is something that other counties are striving for. She emphasized the importance of networking and topics that Historic Preservation Planners are having throughout the state.

Mr. Brammer then mentioned that a driving tour of Valdosta Historic District would be a good activity for the Commission. Ms. Querin said that one thing that the Commission could do would be to view the recent Southside documentary. She said this will help Commissioners become familiar with the importance of Southside history and how the area has changed over time.

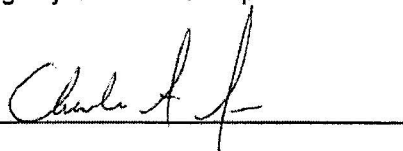
**VII. New Business**

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

**VIII. Adjournment**

There being no further business, Chairman Alvarez called for a motion to adjourn. Mr. Crane made a motion to adjourn. Ms. Burkett seconded the motion. It was called and carried unanimously (4-0 vote). The meeting adjourned at 6:41 pm.

HPC Chairman



Date

4-7-22