

MINUTES

Valdosta Historic Preservation Commission

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

June 6, 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. Sally Querin
Ms. Sandie Burkett

STAFF PRESENT

Mr. Jeff Brammer
Ms. Lauren Hurley

VISITORS PRESENT

Hunter Ogle
George Froehuch
Demetrius Phillips
Vickie Everitte

I. Call to Order and Determination of Quorum

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

II. Review and Approval of Minutes

The May 2, 2022, draft minutes were reviewed by the Commission. Dr. Hamm had a minor correction. Mr. Crane made a motion to approve the minutes with the edit. Ms. Gladwin seconded the motion, and it was called and carried unanimously (6-0 vote).

III. Consideration of Certificate of Appropriateness (COA) Applications

- A. HPC-2022-50 — 503 North Lee Street:** Mr. Brammer presented the case. The petitioner requests approval to remove and replace 11 exterior windows, reconstruct a formerly existing front porch, and replace the roof with in-kind materials. The project had been halted by City Marshals for work without a permit. The petitioner filed an application for historic review to bring the property into compliance. The roof replacement (shingles-to-shingles) had already been completed. The front porch had been demolished and removed. Some windows had already been replaced.

Staff recommends the following: First, retroactive approval of the in-kind replacement of the shingle roof. Second, approve the reconstruction of the formerly existing open front porch with in-kind materials to match the design and materials of old. Finally, disapprove the proposed replacement of the wood-framed windows and surrounds with vinyl replacements as proposed. Staff recommends the Commission require repairs and/or replacements with in-kind materials.

Mr. Demetrius Phillips addressed the Commission as the applicant. He stated that he recently bought the house for his mother. He stated that his contractor did not understand the directions given by Mr. Brammer because of his limited English. Mr. Phillips stated that the contractor went ahead with portions of the project before going before the Commission. Mr. Phillips stated that he paid the contractor and believed that he was pulling the necessary permits. Ms. Gladwin asked the applicant if all of the replacement windows have been purchased. Mr. Phillips stated yes, but not all of the purchased windows are on site yet. He stated that the contractor replaced the front two windows before stopping the work. Dr. Alvarez asked if the trim can be put back on after the installation of the new windows. Mr.

Phillips said yes. Mr. Phillips said that half of the windows that were in the house were different than the other half, and many had significant damage. Dr. Hamm asked if the house had two front doors because there is what looks like a boarded-up portion on the front porch. Mr. Phillips said that it is possible. Dr. Alvarez said it looks like the house might have been a duplex. Ms. Querin asked if the windows that were in the house worked. Mr. Phillips said that he was unsure. Mr. Brammer stated that some of the windows were storm windows and others were not functioning, with the actual window part missing. Dr. Hamm asked if Mr. Phillips or the contractor have tried to find in-kind replacement windows. Mr. Phillips said that the contractor has had a hard time finding wood framed windows. Dr. Hamm said that he feels certain that the contractor could find the in-kind replacement windows. The 2/2 windows are the original windows, and the other windows were put in later. Dr. Alvarez asked if any of the original windows are in good enough shape to be reinstalled. Mr. Phillips said that it is likely. He stated that the two that the contractor replaced in the front of the house were in good condition. Dr. Alvarez asked if there is a wall down the center of the home, as if it were a duplex. Mr. Phillips stated that there are two main rooms, and it does not appear to have been a duplex. Dr. Hamm asked if the plan was to remove the porch altogether. Mr. Phillips stated that he instructed the contractor to fix the front porch because the wood was sagging. Ms. Burkett asked Mr. Phillips if the contractor intended to restore the porch. Mr. Phillips said yes.

With no one in support or opposition, the commissioners discussed the project. Ms. Gladwin stated that items for this project need to be prioritized. She stated that some of the materials being reused may be impractical as they have already been taken apart—e.g., the porch columns. The porch must go back in a similar fashion with similar columns. Ms. Gladwin said that the priority for the windows would be the two front windows and the first two windows on each side elevation. That equals four windows that need to go back to the original wooden window design. Ms. Gladwin stated that the other windows could be replaced with the new windows. Given the condition of the old windows, prioritizing the front windows would be most appropriate. The Commission agreed that the posts or columns that were on the porch are a common style and can be replaced, if necessary.

Ms. Gladwin made the following motion: 1) approve the in-kind roof replacement; 2) approve the reconstruction of the front porch to match the design and materials of old; and 3) approve the replacement of the two front windows and the first window from the front on each side with in-kind materials (either salvaged or new). If the existing windows are not sound and cannot be reinstalled, in-kind wood framed 2/2 windows should be installed in their place. The remainder of the windows (7 windows) can be replaced with the new vinyl windows, which have been purchased already with the existing wood casing. Mr. Crane seconded the motion. (6-0 vote)

- B. HPC-2022-51 — 908 North Patterson Street:** Mr. Brammer presented the case. The petitioner requests approval to remove and replace the existing pitched and flat roof systems on the main building and a rear accessory structure. The project includes: 1) to remove and replace the fired-clay tile roof on the main building and replace it with a metal tile roof; 2) replace the flat roof systems on the top and rear portions of the main building and the detached accessory structure to the rear with new single-ply membrane roofs. The proposed replacement roof for the pitched portions of the main building is a 26-gauge, steel tile system.

Staff made the following recommendation: 1) approve the new TPO single-ply membrane roofing systems as proposed; 2) disapprove the proposed replacement of the fired-clay mission tile roofing system with a metal tile system, and require the pitched portions of the main roof be repaired and/or replaced with in-kind materials.

The applicant's representative, Hunter Ogle, the project development manager for JH Strickland Construction, spoke on behalf of the application. He acknowledged the staff recommendation of disapproval and stated that a sample of the proposed material has been brought to show commissioners. He stated that with the supply shortage, clay tile or wood fired tile is near impossible to get. He stated

that the roof is failing. They have been working with the applicant for 6 to 8 months sealing leaks so they are trying to get a product that will work. The material was shown to the Commission.

Mr. Ogle stated that it is the closest in appearance that they have available. He stated that it is in the warehouse ready to be installed. Ms. Gladwin asked if the clay tile is failing. Mr. Ogle said yes. He confirmed that the tile is deteriorating. He stated that the TPO roof is not visible from the front of the building and is not in as bad of a condition as the tile roof. He stated that his company has done a few jobs for VSU and had to outsource tile from other states in small batches to replace their tile roofs. But to do an entire roof this size, there is not enough available material. Dr. Alvarez asked if VSU has used the metal material that they are suggesting. Mr. Ogle said no. He stated that JH Construction has just repaired the roof for Zacadoos with clay tile left over from a VSU project. He said that since COVID, it has been harder to source materials.

Mr. Ogle stated that they would like to offer a more cost-effective solution to the tile roof. He stated that it would be a time effective solution as well. Blake Bonner, another person on the project, spoke up and stated that the house is 100 years old, and the proposed system comes in two pallets. It is a 26-gauge material, which is durable but light. Going back to a new clay tile will be heavy. Mr. Ogle said that the clay tile would take 8 months to get. Ms. Querin asked if it was a private residence or a business. Mr. Ogle stated that it is a law firm owned by a private individual. Ms. Gladwin asked if the leaks are concentrated in one specific area. Mr. Ogle said they are all over.

Ms. Gladwin stated that this is a significant building because of its style and the architect (Lloyd Greer). She stated that the red clay tile in Valdosta is rare. She stated that she understands the shortage, but the attributes of this building are significant. Mr. Ogle stated that that is why they are not requesting an asphalt roof or a standing seam roof but offering an alternative that retains the original look. Ms. Yale stated that it is an iconic building, and it is next to the Crescent. Mr. Ogle stated that at its state right now, the roof is deteriorating and looks terrible. He said it is covered in moss and mildew and is an eyesore. He said that the new material would be an improvement from the dirty tile there now.

Dr. Hamm asked what the plan is if the Commission says no. He asked if the contractors would take the tiles down, repair what is underneath and replace the existing tiles. Mr. Ogle stated that the existing tiles are not reusable. Mr. Bonner stated that the integrity of the tiles is such that if they are moved, they crumble. He stated that he does a lot of work on the coast and specifically in St. Simons, there is a lot of tile work, and the shortage is affecting them, so they are transitioning to the metal material proposed for this project. Mr. Ogle stated that the labor, time, and materials needed to carefully remove each shingle and replace the roof would be cost prohibitive. Mr. Ogle stated that replacing the tile with existing tile is not viable. Mr. Ogle stated that while this roof is leaking, the historic building is being damaged.

Ms. Querin asked if there could be a combination of the materials, suggesting that the metal could be used on the back side of the building and then use the tiles on the front. Mr. Ogle stated that he was been working with the owner for 6 months now trying to source the tiles. Mr. Ogle asked Mr. George Froehuch, the representative from the metal manufacturing company, if they make a profile that is more closely shaped like the profile of the existing roof. Mr. Froehuch said no. Ms. Gladwin asked if he had the "S" style shaped. He stated that they did not. Ms. Gladwin pointed out that the shape of the proposed roofing material is the opposite of the profile that exists on the roof now. One is concave and the other is convex.

With no other questions for the applicant and no one else in support or opposition, the Commission led discussion. Ms. Querin asked if there was another option with a more relevant profile. Mr. Ogle stated that this material is the closest to match. Dr. Hamm asked if the house was nominated for the National Register, could it be on the National Register with the material that is proposed. Ms. Gladwin stated that it is difficult to answer. She stated that with the Mediterranean style, a prominent feature is the red tile roof. So, changing that to metal impacts the nature of the style. She stated that if the house was not in a Historic District and it was nominated on its own, it might be difficult to get it on the National Register. There is no doubt that it is a contributing structure to the district.

Dr. Alvarez asked if there is a huge price difference between the tile and the metal. Mr. Ogle said that there is a significant price difference. Ms. Querin stated that as much as it pains the Commission to see this proposed change, she believes that this is a legitimate hardship from a sourcing standpoint. Ms. Gladwin asked if the tiles are failing or if the fastening system is failing. Mr. Ogle stated that it is a combination of both. He stated that the repairs have been difficult because the tiles degrade further when people go on the roof. Ms. Gladwin stated that the clay tile roof on this structure is one of its most important features for its historic significance.

Ms. Gladwin stated that she would like to know that all avenues have been exhausted to determine what parts of the roof have failed and what could be repaired. Mr. Ogle stated that every rain damages the building. Ms. Gladwin stated that once this feature is gone, it is gone. So putting in the effort to retain the building's most significant feature is crucial. Ms. Yale stated that in the past the Commission and the applicants have gone to great lengths to ensure that such features are retained. She said putting a metal roof on this structure would be unfair to applicants who have come before. Mr. Ogle stated that before COVID, they could have negotiated regarding the replacement material, but it is unavailable at this time.

Ms. Gladwin stated that the shape being different is significant. She said that she has done projects at VSU using similar materials but with the same shape as the tiles on non-historic buildings. Ms. Querin stated that the owners could get a second opinion or research other products that would be more similar in profile. Dr. Hamm stated that he does not see that as the Commission's role. Ms. Yale asked if the Commission could table the request so that the applicant can get for more information on other solutions. Mr. Ogle stated that there is \$55,000 worth of materials sitting in his warehouse. Ms. Gladwin asked if it is specifically for this roof project. Mr. Ogle said yes. He asked that commissioners take that into consideration.

Ms. Gladwin stated that if this had been a tax credit project, an assessment would have been requested with the burden on the owner to demonstrate the repairability of the roof. She stated that she has no doubt that the condition is such that it needs a total replacement, but those measures would need to be taken to prove that the roof needs a complete overhaul. Dr. Alvarez noted the Herndon Company roof as an example of replacing a roof with new materials that resemble the old. Dr. Hamm stated that First Baptist Church is another example. Dr. Hamm made a motion to deny the removal of the tile roof and approving the replacement of the top and rear portions of main building and flat roof system on the detached accessory structure with new single-ply membrane roofing system. Ms. Yale seconded the motion. The motion passed (5-1 vote).

Mr. Ogle asked what is next. Ms. Gladwin stated that he could appeal the decision to City Council. Mr. Ogle said that he would love to appeal. Mr. Brammer stated that they have 30 days to apply to appeal the decision. Mr. Ogle stated that he would get with the owner to get proof through the bills that JH Construction has been out on multiple occasions to access the roof. Ms. Querin asked if there is visible damage on the interior. Mr. Ogle said that JH Construction has not taken care of interior damage caused by the roof leak. Mr. Ogle asked that if this gets fully denied, what happens with the materials that he has purchased, which is custom fabricated and not returnable. He asked if JH Construction eats the 50 grand. Dr. Hamm said that the Commission has nothing to say about that. Ms. Gladwin stated that the next step would be to appeal to the City Council, who will decide the case based on if the Commission has violated the ordinance. Mr. Brammer stated the verbiage is if the Commission abused its authority.

- C. HPC-2022-52 — 200 East College Street:** Mr. Brammer presented the case. Dr. Alvarez is the applicant for the next two cases, so Ms. Gladwin sat in as chairman. The petitioner requests approval to convert a non-historic rear addition into a garage. This project appeared before HPC two months ago and was approved with conditions. The petitioner has re-submitted the proposal with some additional information.

The project is to convert the non-historic rear addition into a garage for automobile parking, including two overhead garage doors. One door will face Slater Street and one door will face north out from the rear

elevation of the existing accessory structure. The driveways and curb cuts already exist. The applicant is interested in installing Craftsman-styled overhead doors. Staff recommends approval as proposed.

Dr. Alvarez spoke on behalf of the application. He stated that the idea is to have enough parking for a house this size, about 4,600 square feet. He said placing both doors on the north facing rear elevations doesn't leave enough room to park large vehicles, such as trucks and SUVs. The applicant would like to paint the garage and house the same color. He stated that they have also reroofed the house with in-kind shingles. He will also use similar trim to tie it all together.

With no one else in support or opposition, the Commission discussed. Dr. Hamm asked if the building is attached to the house. Dr. Alvarez confirmed. He stated that the door to the addition leads to the kitchen in the main house. Ms. Querin asked if parking would be for two vehicles from Slater. He stated that the door off Slater Street would accommodate cars and the other door would be for lawn equipment or household storage. He stated that with the amount of investment for renovating the house, without secured parking, it will never sell.

Ms. Gladwin stated that the information that the Commission did not hear at the last meeting was the depth of the garage is not adequate to work as a garage in this orientation. Ms. Gladwin clarified by asking Dr. Alvarez if his request was to use the Slater Street side as an access to the garage. Dr. Alvarez confirmed. Dr. Hamm asked if he could pull around the house and park in the garage. Dr. Alvarez stated that the lot is not deep enough for that purpose. Ms. Querin suggested that the doors on the garage not be white, so they do not stick out. Dr. Alvarez said that they could do heavy landscaping to help with the curb appeal. Ms. Gladwin asked if both curb cuts will be kept. Dr. Alvarez confirmed. Dr. Hamm asked if the apartments across the street have outdoor parking. Dr. Alvarez said that they park on a gravel surface.

Mr. Brammer stated that the project needs a variance because a front-facing garage needs to be 25 feet from the curb. He said HPC approval could come before a hearing before the Zoning Board of Appeals. Dr. Alvarez added that the house sat on the market for a year. The only entity that looked at purchasing it was a halfway house. Ms. Querin made a motion to approve the rehabilitation project and garage project as proposed. Ms. Yale seconded the motion. The motion passed (4-1 vote). Dr. Hamm proposed that if the applicant is not present for the presentation, the Commission does not hear the request. Dr. Alvarez acknowledged that his partner was there to present the case, but that he did not have the specific measurements that made the new request necessary.

- D. HPC-2022-53 — 202 East College Street:** Mr. Brammer presented the case. The petitioner requests approval to either turn the building into a carriage house/garage or an accessory dwelling unit. This property also appeared before HPC in April for preliminary discussion. The Commission requested the applicant bring the project back as a separate project.

The property appeared before the Commission in 2021, with the previous owners seeking a demolition permit. That request was denied. Since April, the property has received administrative approval for exterior maintenance and repairs. Namely, a shingle-to-shingle roof replacement and new lapped horizontal fiber cement siding.

Staff notes that there are two possibilities here. The first is to convert the vacant building into a detached garage. The new garage will be an accessory unit to an as-yet planned and approved new residence. That application will appear before the HPC later. The second possibility is to convert the vacant structure into an accessory dwelling unit. This would also be a supplementary structure to an as-yet planned and approved new residence.

Mr. Brammer said both proposals require new doors, new windows, interior renovations, and new perimeter fencing along the north and west boundaries. Either way, he said, staff believes that this level

of adaptive reuse should be considered a welcome development, given that this property had had few prospects for preservation or adaptive reuse not long ago. Staff recommends approval of both options.

Dr. Alvarez spoke on behalf of the application. He stated that the crew went in to take out the damaged material in the front of the structure. He said that there was a huge hole that water had been running down for maybe a year or two, which led to termite damage. All the windows had been kicked out. He said that they found that the upstairs was plaster and the downstairs was drywall. What they found was that it had originally been an open-air carriage house underneath. He showed photos of where the crossbeams were supporting two large openings for carriages. There is a steel beam showing that the downstairs portion was open air with the beams showing weathering supporting that finding.

Dr. Alvarez suggested that this structure was a carriage house for 200 East College Street. It does not appear that the two bays had doors because there was no indication of that on the weathered beams. There was no evidence of a kitchen. The upstairs may have been a guest room. Ms. Gladwin asked if he would make one big garage door instead of the two bays. He stated that it appears that the weight of the upstairs is supported by the beam that is in between the bay openings, so no. Ms. Gladwin asked if the space is big enough to park two cars. Dr. Alvarez said that each side is 10 feet wide and 20+ feet deep. He stated that this would be an accessory building for the new construction in the front of the lot. Ms. Gladwin stated that she thinks that it would be most appropriate to return it to the carriage house or garage. He stated that he intends to get wooden windows that are the same size as the originals. He confirmed that the windows will be in line above the carriage door openings.

With no one else in support or opposition, discussion the Commission discussed. It was made clear that the new construction details would be brought before the Commission when ready. Ms. Yale made the motion to approve both options for the rehabilitation of the property as proposed. Ms. Burkett seconded the motion. The motion passed (5-0 vote).

IV. Consideration of Administrative Review and Approvals

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

V. Other Business

- (A) Local Historic District Survey Update (Phase II)** – Mr. Brammer stated that he received the second draft. He updated the commissioners that their contacts at HPD are no longer there. Mr. Brammer stated that he was contacted after lots of unanswered emails by the new person. The state was 6 weeks late with their comments for JMT. JMT acknowledged receiving the comments from the state, but asked for a 3-week extension to make the edits. Now, HPC's comments are due July 15th back to JMT from the second draft. He stated that he read through it and some of the comments have been updated. Ms. Querin stated that she would like to say that the photos are inexcusable, as it appears that they were taken on a cell phone. She stated that the next time a survey takes place, the photography should be high quality. Mr. Brammer stated that JMT is not going to reshoot the photos. He stated that we still have leverage in the form of the remainder of their payment. JMT still has another draft to submit.

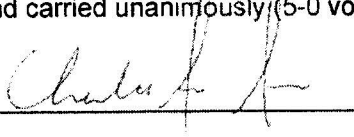
VII. New Business

- (A) HPC Public Education Campaign** – Mr. Brammer provided the commissioners with paperwork as examples of public outreach for education about HPC. Ms. Yale stated that she would like to keep the thread going via email regarding the Public Education Campaign. She suggested including the Mayor and City Council.

VIII. Adjournment

There being no further business, Mr. Crane made a motion to adjourn. Dr. Hamm seconded the motion. It was called and carried unanimously (5-0 vote). The meeting adjourned at 7:41 pm.

HPC Chairman



Date

8/1/22