

MINUTES

Valdosta Historic Preservation Commission

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

October 3, 2022 5:30 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Ms. Sandie Burkett

STAFF PRESENT

Mr. Jeff Brammer

VISITORS PRESENT

Tonya Stibbins
James Carter

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. Dr. Alvarez thanked everyone for coming and reminded audience members to sign the attendance register.

II. Review and Approval of Minutes

The September 12, 2022, draft minutes were reviewed by the Commission. Ms. Gladwin made a motion to approve the minutes. Dr. Hamm seconded the motion, and it was called and carried unanimously (4-0 vote).

III. Consideration of Certificate of Appropriateness (COA) Applications

- A. HPC-2022-99 — 527 East Rogers Street:** Mr. Brammer presents. The petitioner requests approval to remove and replace 14 exterior windows and perform miscellaneous exterior maintenance. Staff noted that this included 13 wood-framed windows and 1 vinyl-framed window. Six of the windows are on the front of the residence. Of the remaining 8, 3 are on the east elevation and 5 are on the rear. Staff noted that the applicant also wished to perform some repairs with in-kind materials on the front porch and front door.

Specifically, the applicant proposes to replace five wood-framed windows on the façade with clad-wood replacements. The sixth window on the façade is a non-historic vinyl-framed window (in the enclosed former carport area) and will be replaced with a new vinyl-framed window. Staff noted that the applicant proposed to replace the eight remaining windows—located on the (east) side and (south) rear elevations—with new vinyl-framed windows. Staff acknowledged the project as proposed conflicted with the design guidelines. Staff recommended in-kind replacements, with similar wood-framed windows.

Ms. Tonya Stibbins, owner of the property, spoke on behalf of the application. She stated that she works out of town and that she was hoping to update the property. She said she planned to return to Valdosta and the idea was to return the property to the "way it's supposed to look." She said she has had a couple of break-ins at the property, and that is why some of the windows are boarded up. But she reiterated that she is still trying to keep everything up to date and repaired with the property.

Dr. Hamm asked Ms. Stibbins if the door surround (façade) was original. Ms. Stibbins confirmed. She said that the door had been like that as long as she can remember. Dr. Hamm then asked about the picture window next to the front door. Ms. Stibbins said the picture window used to have an air conditioner unit in it, and that it was taken out and boarded up. She said people had been trying to break into the house using an opening between the wall and the AC unit. She said they decided to board it up because of that.

With no one else in support or opposition, the Commission discussed. Ms. Gladwin wanted clarification of the contributing status of the property. Staff noted that the property is considered non-contributing to both the Local Historic District and also the East End National Register District. However, staff noted that the property would be considered contributing to a revised district following the recently-completed Phase II Local Historic District survey. Staff acknowledged that the only reason the property would be considered contributing to a revised Local Historic District would be due to its age.

Ms. Gladwin asked Ms. Stibbins if the windows are repairable. Ms. Stibbins said she approached Home Depot about the windows and that they didn't do repairs. Ms. Stibbins said Home Depot made recommendations for replacement windows. Ms. Gladwin asked Ms. Stibbins what she planned to do about the window trim. Would that be replaced as well? Ms. Stibbins said that the window trim would also be replaced. Ms. Gladwin stated that given the fact that the age of the house is the only reason why this property would be considered historic, that she felt comfortable with the project as proposed.

Dr. Hamm asked if it was possible to determine which arrangement was original. He questioned whether the windows should be 2/2 or 6/6. Ms. Gladwin said that the determination should be based on what is there now. She acknowledged it's difficult to tell how much has been done to the property over the years. Ms. Stibbins said that none of the windows have been changed. Ms. Gladwin said she believed that the project as proposed would only serve to improve the condition of the property. Ms. Yale agreed.

Dr. Hamm asked if it would make more sense to go with all the same lite arrangements. Dr. Alvarez said the 2/2 would be typical of a property of this age. Ms. Gladwin made a motion to approve the application as proposed, with a suggestion that the property owner may choose to use the same lite configuration (2/2) for all the windows. Ms. Yale seconded the motion. The motion passed unanimously (5-0 vote).

IV. Consideration of Administrative Review and Approvals

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

V. Other Business

(A) Local Historic District Survey Update (Phase II) – Mr. Brammer stated that the City had recently received the final report from the contractor, JMT. Mr. Brammer also said that he will begin compiling the final paperwork to close out the grant project in the coming weeks.

(B) Long-Term Preservation Planning (Phase III) – Mr. Brammer said he still hasn't heard anything from the Valdosta Black Heritage Group or any of the other addressees on a letter received the previous month from VBGH to City administrators. Mr. Brammer stated that as he worked to close out the Phase II survey project, he would be working to put together information for a possible Phase III survey project in 2023. Mr. Brammer stated that the upcoming CLG grant applications will posted in December and due in February. He said he would come back to the HPC next month for further preparatory discussions.

Ms. Gladwin said Phase III would likely look to the Southside and East End portions of the City, with the purpose to align the National Register Districts with the Local Historic District.

VII. New Business

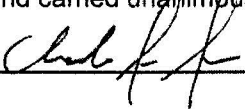
(A) **State Historic Preservation Conference – Recap** – Mr. Brammer briefly discussed his appearance as a panelist on a Zoom presentation discussing issues of note concerning Local HPCs.

(B) **Murals in Local Historic District Workshop – Follow-up** – Ms. Gladwin reminded HPC members about the previous workshop session and asked members about following up with establishing rules and procedures. She stated that murals as an issue in the Local Historic District is not unique to Valdosta. She acknowledged that the Georgia Alliance of Preservation Commissions recently received inquiries about whether there are any jurisdictions in Georgia which addresses murals. Ms. Gladwin said that few communities have established procedures concerning murals or "know what to do." However, she stated, that the addition of murals as works of public art in historic districts is clearly a trend across the state and will require continued attention, including in Valdosta.

VIII. Adjournment

There being no further business, Ms. Gladwin made a motion to adjourn. Mr. Crane seconded the motion. It was called and carried unanimously (5-0 vote). The meeting adjourned at 5:56 p.m.

HPC Chairman



Date

11-8-22