

MINUTES

Valdosta Historic Preservation Commission

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

November 7, 2022 5:30 p.m.

MEMBERS PRESENT

Dr. Alex Alvarez
Ms. Celine Gladwin
Dr. Harry Hamm
Ms. Sandie Burkett
Ms. Laura Yale

MEMBERS ABSENT

Ms. Sally Querin
Mr. Tommy Crane

STAFF PRESENT

Mr. Jeff Brammer

VISITORS PRESENT

King Smith
Glenn Gregory
Dustin Smith
Glen Holcombe
David Morgan
Susan Morgan
F.D. Toth
Ernest MacDonald
Marjorie MacDonald
Xavier Williams
Carol MacDonald
Anthony Bivins
Maeghan Mcle
Beth Northcutt
Bart Davis

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 October 3, 2022, draft minutes were reviewed by the Commission. Dr. Hamm made a motion to approve the minutes. Ms. Gladwin seconded the motion, and it was called and carried unanimously (4-0 vote).

III. Consideration of Certificate of Appropriateness (COA) Applications

- A. HPC-2022-118 — 207 East Ann Street and 1112 Williams Street:** Mr. Brammer presents. The petitioner requests approval to construct two new apartment buildings on existing lots. The property includes two separate, but adjacent parcels. Each parcel contains an existing residence. The existing residences will remain intact and unmolested. The Ann Street parcel formerly contained an accessory garage, but the applicant demolished the structure sans permits and HPC approval. The petitioner also is requesting approval of the previously unreviewed demolition.

Specifically, the applicant proposes to construct two, two-story apartment buildings, each about 6,500 square feet. Each building contains four units, with four bedrooms and four bathrooms apiece. The

building on Ann Street will be located to the rear of the existing residence (207 E. Ann St.). The building on Williams Street will be located in front of the existing residence (1112 Williams St.). The side of the building on Williams Street will face front toward the street. The exterior cladding will consist of lapped fiber cement siding. The hip roofs will be covered with architectural shingles. The windows will be vinyl-framed systems with decorative shutters.

Staff finds the proposed materials and design generally comply with district design guidelines. However, staff finds the placement, scale, and orientation of the building on Williams Street conflicts with district design guidelines. Staff recommends tabling the project as proposed to allow the Commission an opportunity to provide feedback for potential building and site redesign for the structure on Williams Street, and time for the applicant to prepare revised construction documents.

Mr. Glenn Gregory, project architect, spoke on behalf of the application. He stated the purpose of the project is to better optimize the use of the property. He said the project has been careful not to disrupt the existing residences. Mr. Gregory said the applicant contacted Jerry Cooper about demolishing the old garage. Mr. Gregory said Mr. Cooper met with City representatives about demolition. Mr. Gregory said Mr. Cooper never told the applicant that the demolition required a permit. Mr. Gregory said that Mr. Cooper never got back with the applicant, and the applicant "self-demoed" the garage after that.

Mr. Gregory described the concept for the proposed apartments as student housing. Mr. Gregory stated the property already has the necessary zoning for multi-family residences. He stated that there are two-story apartment buildings elsewhere along Williams Street. Mr. Gregory said the hip roof design of the building lessens the impact of the building facing Williams Street. Furthermore, he said the applicant wishes to minimize costs with a basic design. Mr. Gregory said district guideline interpretation is subjective.

There being no one else speaking either in favor or opposition, the Commission discussed. Dr. Hamm asked staff for the reasons for the recommendation to table the application. Staff stated to allow the Commission an opportunity to provide feedback and make suggestions. Furthermore, to allow the applicant an opportunity to make revisions and submit revised plans.

Ms. Gladwin said the Commission should consider the proposed buildings separately. She stated, based on the drawings provided, that the building proposed for the parcel on Ann Street appears compatible with district guidelines. However, she said the building facing Williams Street does not appear to be compatible with district guidelines. She stated one issue with the building is its massing—two stories. Ms. Gladwin said the neighborhood is an established neighborhood of one-story residences. She said the other issue with the building as proposed is its front-facing elevation is clearly the side of the building. She said the elevation facing Williams Street "needs to read as the façade."

Ms. Yale said it may be more compatible if the front half of the building facing Williams Street was one story, and the second half of the building two stories. She concurred the building on Ann Street appears compatible. But she said the elevation facing Williams Street needs to be seen as the front of the building. She recommended the design could incorporate a central corridor with a front door and porch.

Ms. Gladwin asked staff if the City received any inquiries about the project from neighbors or residents. Staff said the City had not been contacted by the public about the project. Ms. Gladwin made a motion to approve the application, considering the buildings separately. She motioned to approve the building on the Ann Street parcel as proposed. She motioned to approve the building on the Williams Street parcel, subject to two conditions. First, the massing needs to be compatible to the adjacent properties facing Williams Street, specifically regarding number of stories and overall building height. Second, the front of the building facing Williams Street needs to read like the front of the building, not a side elevation. Ms. Yale seconded the motion. The motion passed unanimously (4-0 vote).

- B. HPC-2022-120 — 503 West Street:** Mr. Brammer presents. The petitioner requests approval to replace the composition shingle roof with a new material, a metal panel system. The proposed roof will be a 26-gauge, galvalume-coated, PBR, metal panel system. The metal panels will be placed atop the existing roof, consisting of asphalt shingles.

Staff finds the project as proposed complies with district design guidelines. The Linear Ranch-style house is not one of the housing styles for which metal roofing systems are prohibited in the Local Historic District. Staff recommends approval of the project as proposed.

Xavier Williams, brother of the property owner, spoke on behalf of the application. Mr. Williams stated the existing roof is old, with some soft spots in rear. He stated that the roof has had some issues with leaks. There being no one else speaking either in favor or opposition, the Commission discussed.

Ms. Gladwin stated that based on the guidelines and the scope of the project, she didn't see anything to discuss. Ms. Yale concurred with that assessment.

Ms. Gladwin made a motion to approve the application as proposed. Ms. Burkett seconded the motion. The motion passed unanimously 4-0.

- C. HPC-2022-122 — 130 West Central Avenue:** Mr. Brammer presents. The petitioner requests approval to demolish and remove an existing commercial structure. The building consists of two parts, one is one story and the other is two stories. The one-story portion is approximately 1,400 square feet. The two-story portion is approximately 3,600 square feet. The building is considered a non-contributing resource to the Local Historic District.

The application acknowledges that future redevelopment plans for the site remain unknown. The applicant now indicates an interest in grading and grassing the lot, but not building a new structure. Staff finds the proposal lacks definitive redevelopment plans required at the time of consideration for demolition in the district. Staff recommends tabling the application pending submittal of more detailed redevelopment plans.

Mr. King Smith, architect and member of the church congregation, spoke on behalf of the project. Mr. Smith stated the church acquired the property in 2007 as a long-range investment, probably for parking. He said the building was used for a few years, but it didn't work well for church programs. He said the church abandoned its use in 2020 and ceased maintenance on the mechanical, electrical, and plumbing systems. He said the building has become a liability for the church. He stated that the church seeks to demolish the building and grass the lot, with landscaping as per the landscape ordinance.

There being no one else speaking either in favor or opposition, the Commission discussed. Ms. Gladwin stated that the application did not specify the intention of the applicant to grass and landscape the lot. She said that that is an important distinction, noting some kind of redevelopment. Dr. Hamm stated that this building is an eyesore, to the church and the community. He said that he thought a vacant lot would be better than the building itself.

Mr. Bart Davis, a member of the church board, asked for clarification about the guidelines and redevelopment of demolished properties for use as parking lots. Staff stated the guidelines specifically prohibit the demolition of buildings in the Local Historic District for parking lots. Mr. Davis said OK, that that won't be a problem. He said that that was something the board had discussed, and he wanted clarification. Mr. Smith said after the demolition is complete and the church is ready to proceed, they will complete a landscaping plan. Ms. Gladwin stated that that was good news, as this lot is in a significant location downtown. She said it is good to know that there are plans to treat the lot.

Dr. Hamm made a motion to approve the application as proposed. Ms. Yale seconded the motion. The motion passed unanimously (4-0 vote).

IV. Consideration of Administrative Review and Approvals

Board members reviewed the Administrative Reviews for the month of October 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 stated that the upcoming CLG grant applications will be posted in December and due in February. He said he would come back to the HPC next month for further preparatory discussions.

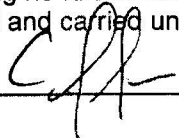
VII. New Business

(A) **West Alden-Cranford Avenue Historic Village Development** – Mr. Brammer presents a conceptual site plan for proposed development in Local Historic District. The project includes the retention and rehabilitation of two existing historic residences on the property (212 W. Alden Ave. & 216 W. Alden Ave.). The project also includes the construction of nine additional single-family homes. The homes are proposed to be approximately 2,000-3,000 square feet and feature different architectural styles. Mr. Avery Walden, developer, appeared before the Commission to receive preliminary feedback. The project was received favorably by the Commission. Mr. Walden said he planned to compile the necessary documentation and return to the Commission for formal review.

VIII. Adjournment

There being no further business, Dr. Hamm made a motion to adjourn. Ms. Yale seconded the motion. It was called and carried unanimously (4-0 vote). The meeting adjourned at 6:50 p.m.

HPC Chairman



Date

12-6-22