

MINUTES

Valdosta Historic Preservation Commission

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

December 5, 2022 5:30 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF PRESENT

Mr. Jeff Brammer

VISITORS PRESENT

John Courson
Georgia Baldin
Alvin Baldin
Greg Moore
Vickie Everitte
Anthony Courson

I. Call to Order and Determination of Quorum

The meeting was called to order at 5:33 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 November 7, 2022, draft minutes were reviewed by the Commission. Dr. Hamm made a motion to approve the minutes. Ms. Gladwin seconded the motion. It was called and carried 5-0-1 (Mr. Crane abstained; absent previous month).

III. Consideration of Certificate of Appropriateness (COA) Applications

- A. HPC-2022-129 — 110 McKey Street:** Mr. Brammer presents. The petitioner requests approval to demolish part of a non-historic structure and rehabilitate the site and building for continued use. Specifically, the project seeks approval of the already completed demolition of the alley infill building. Second, to remodel that area as outdoor courtyard space. That includes fencing it in with a 6' metal fence with gate. That also includes remodeling the former interior wall at the rear as a new exterior face, with a metal door and faux brick tile siding. Third, installation of an artificial turf surface on the ground of the courtyard. Finally, construction of two new ADA accessible ramps on the building; one on the facade, and one in the rear alleyway.

Staff finds the project largely complies with local historic district guidelines. Demolition includes removal of a non-historic infill intrusion in the alley. The newly exposed wall is covered with a compatible material. The fence and gate are of a compatible material, although the guidelines call for a 4' fence maximum. As for the courtyard, there is nothing specific about ground surface and faux landscaping in the guidelines. Finally, the ADA ramp on the rear of the building is compliant with district guidelines.

Staff does note a non-conformity with the ADA ramp along the facade. This location conflicts with district guidelines for placement on the front. But staff notes two significant mitigating factors. First, the building is considered a non-contributing resource to the district. Second, other locations with more significance and prominence, e.g., the Roberts Building, have ADA accessible ramps along their façade and street frontage.

Mr. Greg Moore, Christ The King Episcopal Church member, spoke on behalf of the application. Mr. Moore stated that the church recently relocated to this location. He explained the interior and exterior layout of the property. He stated that they demolished the alley infill building because of a leaky roof. He described the layout of the courtyard, and the materials proposed for its construction.

There being no one else speaking either in favor or opposition, the Commission discussed. Without further discussion, Ms. Gladwin immediately made a motion to approve the application as proposed. Ms. Querin seconded the motion. The motion passed unanimously (6-0 vote).

- B. HPC-2022-133 — 1201 North Oak Street:** Mr. Brammer presents. The petitioner requests approval to rehabilitate the existing residence and convert it to a duplex. Specifically, the project seeks to remove the vertical wood board siding around the house and replace it with fiber cement board and batten siding. Second, remove the existing wood-framed windows and replace them with new vinyl-framed systems with similar lite configurations. Third, add a new exterior entrance to the south elevation. This would be the main entrance for the second residence. Fourth, construct new stoop porches with front-facing gables at both entryways. Fifth, construct new slab on grade concrete rear patios, one for each residence.

Staff finds the proposal conflicts with some local historic district guidelines. Most notably, these conflicts include window removal and fenestration alterations. Staff noted the property is considered a non-contributing resource to the district. Given this status, staff believes the project does not constitute a significant adverse effect on any historic resource or the district itself. Therefore, with one suggestion, staff recommends approval of the project as proposed. That suggestion being that the petitioner retain the existing wood-framed windows in place as is while completing the rest of the project.

Mr. John Courson, property owner, spoke on behalf of the application. Mr. Courson stated that the windows are old, and nonfunctional. He explained that one of the residences requires a variance for minimum square footage (less than 800). He stated that he owns the properties to both sides. He said if parking became an issue, he could work out a sharing agreement. He also stated that he wished to add the stoop porches to both sides for aesthetic reasons.

Mr. Crane asked about the condition of windows. Mr. Courson reiterated that the windows are in poor condition. Ms. Burkett asked what would happen to the oak tree. Mr. Courson said that they would keep the oak tree. He said the rear wood fence and some of the smaller trees in the back would be removed.

Ms. Gladwin asked for clarification about the location of the proposed stoop porches. Mr. Courson explained that one stoop porch would be added to the entranceway on the façade. He said another would be added on the south elevation, where a new entrance would be constructed for the second residence. Mr. Courson said a big motivation of his for the stoop porches is to have some overhead coverage at the entryways for the tenants.

There being no one else speaking either in favor or opposition, the Commission discussed. Ms. Gladwin stated that she thought the window pattern needed to be preserved. She also said the stoop porch on the side (West Ann Street) and covered patios on the rear are appropriate. But she noted that if the applicant could do without a stoop porch on the façade, that would be more appropriate given the style of the property (Mid-Century Modern Ranch).

Ms. Gladwin made a motion to approve the application with two recommendations. First, maintain the window geometry pattern (lite configuration) that is characteristic of the house. Second, to consider not

installing the stoop porch on the entryway on the façade. Mr. Crane seconded the motion. The motion passed unanimously 6-0.

- C. HPC-2022-134 — 400 West Central Place:** Mr. Brammer presents. The petitioner requests approval to install a new exterior window system. Specifically, the window measures 74 inches by 36 inches. It's a wood-framed window system, with fixed glass and an 18 lite configuration. The petitioner indicates this will be placed at the rear of the west elevation, in a new butler's pantry area. This area of the west elevation is toward the rear of the property, facing an abutting parcel away from the road.

Staff noted that it appears an opening of some kind (i.e., door/window) previously existed in this area of the west facing elevation. Based on photographs, that opening had been filled in at some point in the past. Staff believes that based on this, the reintroduction of a window here is nothing necessarily new. Furthermore, the new window system is to be located to the rear of a secondary elevation facing the interior of the property. Staff recommends approval of the project as proposed.

Dr. Alex Alvarez, property owner, spoke on behalf of the project. (**Note:** Dr. Alvarez recused himself before staff presented the case.) Dr. Alvarez stated that he found where the framing was for the previous window. He said he was able to find a similar window to match what had been there before. He said the project was to go back to the way things had been.

Ms. Querin asked about the history of the house. Dr. Alvarez said the house was a (architect) Lloyd Greer house. The property had been an accounting office beginning in the 1970s, until recently. He said many of the interior finishes have been well preserved. He said the house was constructed across from the former Valdosta Institute due to a need for housing. In later years, the property was converted for commercial office space.

There being no one else speaking either in favor or opposition, the Commission discussed. Without further discussion, Ms. Burkett made a motion to approve the application as proposed. Mr. Crane 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 November with no questions.

V. Other Business

- (A) Local Historic District Survey Update (Phase II)** – Mr. Brammer stated that the City is still finalizing the grant completion report for the recently-completed Phase II Local Historic District Historic Resource Survey. Mr. Brammer said he expected to submit the grant paperwork to the Georgia SHPO in the coming weeks for reimbursement.

- (B) Long-Term Preservation Planning (Phase III)** – Mr. Brammer stated that information concerning the 2023 CLG grant applications has been posted online by the Georgia SHPO. Application submittals are due February 1, 2023. Staff noted the City of Valdosta remains eligible to apply for funding based on its status as a "Certified Local Government."

Staff and HPC members viewed a draft map with preliminary survey boundaries for another partial City-wide historic resource survey. The unofficial survey boundaries of the draft map included a large area of the City's southside, including all of the Southside National Register Historic District.

VII. New Business

- (A) 2023 Historic Preservation Commission Calendar** – Mr. Brammer distributed the proposed 2023 HPC meeting calendar. The calendar included the times and dates of the monthly HPC meetings, and also the Commission's quarterly workshop sessions.

Dr. Hamm made a motion to approve the 2023 HPC calendar. Ms. Yale seconded the motion. It was called and carried unanimously (6-0).

VIII. Adjournment

There being no further business, Ms. Yale made a motion to adjourn. Mr. Crane seconded the motion. It was called and carried unanimously (6-0 vote). The meeting adjourned at 6:30 p.m.

HPC Chairman *Charles F. F.*

Date 1-11-23