

MINUTES

Valdosta Historic Preservation Commission

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

February 6, 2023 5:30 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Ms. Laura Yale

STAFF PRESENT

Mr. Jeff Brammer
Mr. Matt Martin

VISITORS PRESENT

Mike Scott
Julia Robinson
Anthony Payton

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 January 9, 2023, draft minutes were reviewed by the Commission. Dr. Hamm reported a small grammatical correction. Staff noted the correction. Mr. Crane motioned to approve the minutes as amended. Ms. Gladwin seconded the motion. It was called and carried 5-0.

III. Consideration of Certificate of Appropriateness (COA) Applications

- A. HPC-2023-3 — 915 West Street:** Mr. Brammer presents. The petitioner requests approval to construct a new residential duplex village. The project consists of seven, one-story duplexes. Each building is 2,176 square feet, each with two, 1,088 square foot mirror-image units. Each unit consists of two bedrooms and two bathrooms. The residences will feature lapped fiber cement siding, architectural shingles on the roof, wooden exterior columns, and vinyl windows.

Staff acknowledged the property is considered a non-contributing resource to the district. The property formerly featured three, non-historic buildings. The applicant has already demolished two of the buildings, all three of which were approved for removal last year during a previous application by another applicant. The remaining storage building will also be demolished and removed.

Staff acknowledged the project largely complies with district design guidelines for the placement, scale, and proportion, as well as overall design of the buildings. As for materials, the only conflict was the proposed use of vinyl-framed windows. Staff recommends approval of the project as proposed, with the recommendation that the applicant use either wood-framed windows or clad-wood windows for each of the buildings.

Mr. Anthony Payton, project architect, spoke on behalf of the application. Mr. Payton stated that he and applicant believed the project would add productively to the neighborhood. He asked the Commission if they had any questions about the project.

Ms. Burkett asked for clarification about the number of duplexes. Mr. Payton said that there were six duplexes on the larger lot and one on the abutting lot to the north. He said there would be seven total. Ms. Querin asked about the floor plan arrangement, specifically the placement of the master bedrooms in the front of the building. Mr. Payton described the floor plan arrangement. Ms. Gladwin asked about the staff recommendation concerning the windows. Mr. Payton said that that would cost more, but that would be something the applicant would consider.

There being no one else speaking either in favor or opposition, the Commission discussed. Several commissioners acknowledged the project appeared to be a “good project.” Mr. Payton said it was a “fun project.” Dr. Hamm said the project as presented addresses many of the concerns the Commission had about the previous proposal (apartment buildings with parking in front) by the previous applicant.

Ms. Gladwin made a motion to approve the project as proposed. Ms. Querin seconded the motion. The motion passed unanimously (5-0 vote).

- B. HPC-2023-4 — 302 Hamilton Street:** Mr. Brammer presents. The petitioner requests approval to remove and replace 13 windows, enclose a rear doorway, and install a front porch railing. The existing windows are wood-framed windows, with 2/2 lite configurations. The proposed replacement windows are vinyl-framed windows with 6/6 lite configurations. The rear, side, entrance is proposed for closure, eliminating this point of ingress/egress. Finally, the front porch railing will be 34” in height, with wood balusters.

Staff finds the project as proposed both complies and conflicts with district design guidelines. Staff acknowledged that the property is non-contributing to the district. Staff voiced no objection to the closing of a side, rear entrance way on a secondary elevation. Furthermore, the installation of a porch railing to enhance safety and access is allowed, per the guidelines. However, historic windows should be retained, if possible, and/or replaced with in-kind materials. Per the guidelines, staff recommends the windows be replaced with in-kind materials, while the other project elements be approved as proposed.

Mr. Mike Scott, project contractor, spoke on behalf of the application. Mr. Scott stated the owner lives in Miami. He said they want to renovate the property, which is an existing, but vacant duplex. Dr. Hamm asked about ingress/egress requirements for duplexes. Staff told the Commission that that was an issue for the building inspections department. Dr. Hamm asked about the condition of the windows beneath the boards. Mr. Scott said that many of the windows are broken and non-functioning.

There being no one else speaking either in favor or opposition, the Commission discussed. Ms. Gladwin said that she believed the property is ineligible for National Register designation. Staff concurred. Ms. Gladwin said what is important for the Commission to consider is the compatibility of the project to the district. She questioned the appropriateness of vinyl-framed windows. Dr. Hamm acknowledged that the Commission has previously requested applicants retain wood-framed windows on the façade.

Dr. Hamm asked if the two, wood windows on the facade could be repaired. Mr. Scott said he believed he could fix the wood-framed front windows.

Dr. Hamm made a motion to approve the project as proposed with the following conditions: 1) Repair and retain the two wood-framed 2/2 windows on the façade; 2) replace windows on the sides and rear as proposed but install windows with similar 2/2 lite configurations; 3) any elimination of ingress/egress must comply with all relevant building codes. Ms. Burkett seconded the motion. The motion passed 5-0.

IV. Consideration of Administrative Review and Approvals

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

V. Other Business

(A) Local Historic District Survey Update (Phase II) – Mr. Brammer stated that the City submitted the grant completion report for the recently-completed Phase II Local Historic District Historic Resource Survey. Mr. Brammer said he the City should receive reimbursement in the coming weeks.

(B) Long-Term Preservation Planning (Phase III) – Mr. Brammer stated that the City submitted a grant proposal during the recent 2023 CLG funding cycle through the Georgia SHPO. The City requested \$25,000 to help fund a historic resource survey of the Southside of Valdosta. Mr. Brammer said grant applicants can expect to hear in Summer 2023 from the Georgia SHPO about funding awards.

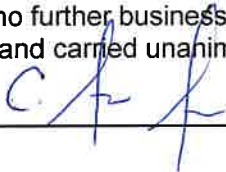
VII. New Business

Dr. Hamm mentioned that two houses in the Fairview NRHD recently come on the market for sale. The houses are located at 401 River Street and 314 River Street.

VIII. Adjournment

There being no further business, Mr. Crane made a motion to adjourn. Ms. Burkett seconded the motion. It was called and carried unanimously (5-0 vote). The meeting adjourned at 6:24 p.m.

HPC Chairman



Date

3-7-23
