

MINUTES

Valdosta Historic Preservation Commission

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

June 5, 2023 5:30 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Dr. Alex Alvarez
Ms. Laura Yale

STAFF PRESENT

Mr. Jeff Brammer

VISITORS PRESENT

Mike Calvert

I. Call to Order and Determination of Quorum

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

II. Review and Approval of Minutes

The May 1, 2023, draft minutes were reviewed by the Commission. Ms. Querin motioned to approve the minutes. Mr. Crane seconded the motion. It was called and carried 4-0.

III. Consideration of Certificate of Appropriateness (COA) Applications

- A. HPC-2023-53 — 209 West Ann Street:** Mr. Brammer presents. The petitioner requests approval to make exterior changes to the residence and the site. These changes include: 1) removing and replacing a portion of the siding on the east elevation; 2) replacing 12 exterior windows; 3) removing a chain link fence in the rear yard; and 4) removing the concrete apron and ribbon driveway and replacing it with sod. The applicant proposes to move all parking to the rear of the property.

Staff acknowledged that most of the proposed changes complied with district design guidelines. Staff noted that the lone conflict appeared to be the removal and replacement of existing wood-framed windows with vinyl-framed replacements. Staff recommended approval of the project as proposed, with one condition: that the applicant repair and retain the wood-framed windows on the façade. Specifically, the three, north-facing, 6/6 wood-framed windows.

Mr. Mike Calvert, contractor for the applicant, spoke on behalf of the application. Mr. Calvert said he is trying to get away from the wood-framed windows in this house because they are in "really poor shape." He said they've been painted shut. He said all the window weights are gone, and they are single-pane windows. Mr. Calvert said he and the applicant have no other objections with the project as proposed.

Ms. Querin asked Mr. Calvert if the applicant would retain the wrought iron posts and railing on the front porch. Mr. Calvert said he expected the applicant would retain the features. He reiterated that the only thing they wanted to do to the outside of the house (in addition to window replacements) was to remove and replace siding on the east elevation.

Ms. Querin said that she has noticed that in previous projects by this applicant that similar features on other houses have been removed. Mr. Calvert said that railings at one of those previous projects had rusted completely through the metal.

Ms. Querin said that in this case (the current application) this style of wrought iron is a character-defining feature for the existing house. Ms. Querin said that since the applicant had not requested changing the wrought iron posts and railings, they shouldn't be changed. Mr. Calvert acknowledged her statement and said that it was his understanding that the only changes to the front porch would be some in-kind repairs to the existing brick.

Mr. Crane asked about the condition of the windows. Mr. Calvert said he believed that the windows have been made to be inoperable due to painting and deterioration. Mr. Crane asked about the condition of the wood in the windows. Mr. Calvert said the wood was mostly in good condition, but all the weights are gone. Mr. Calvert also said the windows are single pane and not energy efficient. Mr. Crane asked if the shutters were original to the house. Mr. Calvert said he was unsure.

There being no one else speaking either in favor or opposition, the Commission discussed. Dr. Hamm said this is a familiar scenario—a request to replace historic windows with incompatible materials. Dr. Hamm said wood-framed windows can be repaired and retained. Ms. Gladwin said it is possible to retain efficiency without wholesale window replacement, e.g., interior storm windows. She said if the frames are in good shape and can be repaired, that would be preferable. Ms. Gladwin said if they have to be replaced, they need to be replaced with wood-framed windows.

Ms. Gladwin said the Commission typically considers the hierarchy of the windows. She said it is normally the priority of the Commission to require that applicants retain and/or replace in-kind front facing (façade) windows. She reiterated that the façade windows should be repaired, and, for efficiency, a storm window be added on the inside. Mr. Calvert acknowledged that he understood what she was asking of the applicant.

Ms. Querin said she was fine with the three façade windows being wood and the remaining windows being replaced with energy-efficient vinyl systems. Ms. Querin made a motion to approve the project as proposed with two conditions: 1) repair and/or replace in-kind the three wood-framed façade windows; 2) repair and/or replace in-kind the wrought iron front porch posts and railings. Ms. Burkett 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 May with no questions.

V. Other Business

(A) Preservation Awards Presentation Briefing – Mr. Brammer briefly recounted the events of the Historic Preservation Awards presentation during the City Council meeting on May 25. He said representatives for each project attended the ceremony. He said City Council and the public appeared to receive the event well.

(B) Certified Local Government Evaluation Update – Mr. Brammer informed the Commission that the time had come for the City to re-certify its Certified Local Government status with the State Historic Preservation Office. He said every four years the City is required to file paperwork to maintain its CLG standing. He said CLG status makes the City eligible for certain funding and assistance for historic preservation activities. Mr. Brammer said the evaluation paperwork was due to the state by June 30. He said he would be in contact with Commissioners about the process and answer any questions they may have.

VII. New Business

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 (4-0 vote). The meeting adjourned at 6:24 p.m.

HPC Chairman  _____

Date 7-19-23 _____

