

The regular meeting of the **Historic District Commission**, rescheduled from Thursday, January 17, 2013, and was held on Thursday, January 24, 2013, at 5:00 p.m. in the Board Chamber of Town Hall, 500 Poplar View Parkway.

The following Staff members were present: Town Planner, Mr. Jaime Groce; Development Director, Jason Gambone; Administrative Specialist, Mrs. Cindy Shumate.

Chairman Rozanski asked for the roll to be called to see if a quorum was present.

Roll Call: Rozanski – present, Brooks - present, Kelsey – present, Cox- present, Lee – present, Todd – present, Walker - absent

Quorum Present

Election of Officers

Chairman Rozanski asked for nominations.

Commissioner Lee suggested retaining the current officers for 2013 (Scott Rozanski as Chairman, Michael Walker as Vice-Chairman, Bill Cox as Historian, Watty Brooks Hall as Parliamentarian, and Laura Todd as Secretary).

Chairman Rozanski called for a motion to keep the current officers for 2013.

All Commissioners voted in favor of the motion and it passed.

Approval of Minutes

Chairman Rozanski asked if there were any corrections to the minutes from December 18, 2012.

Hearing none, Chairman Rozanski called for a motion to approve the minutes as presented.

Motion by Commissioner Cox, and seconded, to accept the December 18, 2012 minutes as presented.

Roll Call: Brooks – yes, Rozanski – yes, Kelsey – yes, Lee - abstain, Todd- yes, Cox- yes

Motion Approved

Approval of the Agenda

Chairman Rozanski asked if there were any changes to the agenda.

Mr. Groce said there are no changes to the agenda.

Chairman Rozanski called for a motion to approve the agenda as presented.

Motion by Commissioner Kelsey, and seconded, to approve the agenda as presented.

Roll Call: Brooks - yes, Rozanski - yes, Kelsey – yes, Lee - yes, Todd - yes, Cox - yes

Motion Approved

Formal Agenda

HDC 13-01: Natchez Street – Freed Residence - Request Certificate of Appropriateness for new residential construction, an accessory structure, and fencing.

As of 5:05 p.m. Commissioner Kelsey and Commissioner Lee recused themselves from the item.

Mr. Jaime Groce gave the staff presentation based on the staff report.

Chairman Rozanski asked the commissioners if they had any questions. Chairman Rozanski had a question about the termination point of Natchez Street.

Mr. Groce explained how Natchez Street is a public road and a survey done on 11/29/12 by the Freeds is accurate based on a January 2013 opinion of the Town attorney. He said a Development Agreement will need to be entered into before the road pavement can be executed.

Chairman Rozanski asked about when this would be done.

Mr. Groce said staff will work out a plan with the applicant and then it will need to go before the Board of Mayor & Aldermen.

Chairman Rozanski asked if the HDC is to consider that issue.

Mr. Groce said tonight is about the Certificate of Appropriateness and Condition #1 will allow for the road issue to be handled separately.

Commissioner Cox had a comment on condition #5 and said he had no problem with the way the barn is proposed by the applicant, as a barn is a barn, but maybe he should move the barn back some.

Chairman Rozanski asked the applicant to come to the podium to speak.

Mr. Brian Freed of 5249 Forrest Hill Irene Rd. is the applicant. He said he would like the barn to be board and batton siding with a metal roof. He said he likes the trees around the house site and that is why he positioned the house the way it is.

Chairman Rozanski asked if he was in agreement with everything except condition #5 about the barn materials.

Mr. Freed said he would prefer to stick with his proposed barn style if possible. He also added that for the record that he would like to subdivide the property, and maybe build another house, someday in the future.

Chairman Rozanski said there are three speakers from the public that would like to speak.

EXHIBITS

Staff Report Dated 1/17/2013, which contained the following exhibits:

1. CofA Application, received 12/14/12
2. Applicant's cover letter, 12/14/12 (with example images).
3. Architectural Plans, received 12/14/12.
4. Site Layouts
 - 4A – Layout received 12/14/12
 - 4B – Pavement Plan, 1/24/13
 - 4C – Applicants Intent to Improve Extension of Natchez Street, 1/24/13
5. Barn Drawing, received 12/14/12.
6. Survey of Terry Barham Property, 11/29/12.
7. Location Map, 1/8/13.

Ronda Davis of 254 Natchez Street spoke in opposition to the home accessing Natchez Street.

Michael Davis of 254 Natchez Street spoke in opposition to the home accessing Natchez Street, and showed the HDC copies of a 2007 survey and an opinion from his attorney on the matter of the road's right-of-way.

Lyman Aldridge of 243 Natchez Street spoke favorably of the home design, and in opposition to the home accessing Natchez Street.

Chairman Rozanski asked the Commissioners if they had any questions.

Commissioner Cox asked if they were voting about the street access.

Chairman Rozanski said no, the Certificate of Appropriateness if for the construction of the house only. He asked if there were any more comments from the commissioners.

Commissioner Todd asked if they would move the barn back some.

Commissioner Cox asked the applicant what he thought about that.

Mr. Freed said he is willing to place the barn so it isn't viewed directly from Natchez Street. He said he would follow the staff's recommendations.

Commissioner Cox made a motion to approve the request with the staff recommended conditions with the exception to delete condition #5, and the motion was seconded.

Chairman Rozanski restated the motion as, HDC Item 13-01 be approved for a Certificate of Appropriateness (CofA) for new residential construction, an accessory structure, and fencing at the Natchez Street Freed Residence per Exhibits 1 through 5 attached to the staff report, with the following conditions:

1. Since "every structure shall be on a lot adjacent to a public street, or with access to any approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking" per 151.006(G) of the Zoning Ordinance, the following must be addressed:
 - a. the applicant shall provide supplemental construction plan that shows the improvements within the existing right-of-way to reach the paved road part of Natchez Street, turnaround, and scope of road improvements. The plan shall also show proposed grading and existing/proposed utilities.
 - b. building permits shall not exist until Natchez Street is extended to the subject property; and
 - c. if the applicant cannot obtain access to Natchez Street within 12 months granting of the conditional CofA, the CofA shall be null and void.
2. Any changes or deviations from the approved plans will require staff and/or HDC approval prior to construction of the outbuilding or related improvements.
3. Exhibit 5 shall be revised to show the elevations of all four sides of the barn to match the images in Exhibit 2, and include labels for all exterior building materials. A building materials chart shall be shown on the plans.
4. Exhibit 3 shall be revised to include a building materials chart for all exterior materials, indexed to the plans. This table shall show the trim/cornice material, front post and porch columns, gutters, label the windows visible from Natchez Street as "simulated divided light windows (exterior grids) windows," and select a final option for the foundation (brick or stone). *Guidelines, Chapter 2D10*
5. Deleted

6. Exhibit 4 shall be revised to show the barn outbuilding located to the north so that it is to the side of the main house without extending past the front façade of the house. *Guidelines, Chapter 2B6*
7. Additional information is needed on the stamp pattern for the concrete driveway to insure that paving materials are compatible with the character of the area. *Chapter 2B5*
8. Details of any walkways from the porch to the driveway shall be provided, with identical or similar materials or combination of materials in both walks and driveways used. *Chapter 2B5*
9. The applicant shall provide a supplemental exhibit that more clearly indicates the proposed location of the fence. *Chapter 2B7*

Roll Call: Brooks – Yes, Cox – yes, Todd - yes, Rozanski –yes

Motion Approved

Commissioner Lee and Kelsey came back at 6:00 p.m.

Chairman Rozanski asked if there were any other business.

Other Business

Mr. Groce talked about the Town’s pending Preserve America nomination, Commissioner Training scheduled for February 7th and 20th, 2013 and provided an update on the status of the TDOT Enhancement Grant for Phase 1 (Center Street).

Hearing no further business, Chairman Rozanski adjourned the meeting at 6:03 p.m.

Laura Todd
Secretary