

The regular meeting of the **Historic District Commission** was held on Thursday October 27, 2016, at 5:00 p.m. in the Board Chambers of Town Hall, 500 Poplar View Parkway.

The following Staff members were present: Town Planner, Mr. Jaime Groce; Assistant Town Planner, Mrs. Nancy Boatwright; and Administrative Specialist, Mrs. Sandi Robbins.

Pledge of Allegiance

Commissioner Walker led the Pledge of Allegiance.

Roll Call:

Chairman Lee asked Mrs. Robbins to call the roll to see if there was a quorum.

Kelsey – present, Brooks – present, Rozanski – present, Walker – present. Lee – present, Cox – absent, Todd – absent

Quorum present.

Approval of Minutes

Chairman Lee asked if there were any corrections to the minutes from August 25, 2016 meeting.

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

Motion by Commissioner Rozanski, and seconded, to accept the minutes from the August 25, 2016 meeting.

Roll Call:

Brooks – yes, Rozanski – yes, Walker –yes, Kelsey– abstain, Lee – yes.

Motion approved.

Approval of the Agenda

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

Mr. Jaime Groce stated there is an addition to what was advertised in the newspaper. 74-78 N Main Street (Highlander Pub) asked to place an item on the agenda to ask for a change to the elevations the HDC has already approved. This will be the third item on the formal voting agenda HDC 16-38. He stated one of the items, HDC16-42 – 202 West Poplar, may eligible for the consent agenda.

Motion by Commissioner Rozanski, and seconded, to move item HDC 16-42 - 202 West Poplar to the consent agenda from the formal agenda.

Roll Call:

Brooks – yes, Rozanski – yes, Walker –yes, Kelsey– yes, Lee – yes.

Motion Approved.

Motion by Commissioner Walker, and seconded, to approve the agenda as amended.

Roll Call:

Brooks – yes, Rozanski – yes, Walker –yes, Kelsey– yes, Lee – yes.

Motion Approved.

Consent Agenda:

Chairman Lee asked if there were any questions of staff, or if there was any one present who wished to have this item heard.

Hearing no further comments, he called for a motion to approve the Consent Agenda as presented.

Motion by Commissioner Rozanski, and seconded, to approve the Consent Agenda with the conditions of approval as attached to each staff report.

HDC16-42 – 202 West Poplar (Collierville Presbyterian Church) – Request approval of exterior alterations proposed to the existing building and landscaping for the church on 3.998 acres at the northwest quadrant of Poplar Avenue and Peterson Lake Road.

To approve the applicant’s request for a Certificate of Appropriateness for exterior alterations (Exhibits 1 through 6), subject to the following conditions:

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| <ol style="list-style-type: none"> 1. Any changes or deviations from the approved plans will require staff and/or HDC approval prior to the work being undertaken. 2. The replacement of the existing landscaping shall be limited to the foundation plantings to the front (south) and rear (north) facades as described in Exhibit 5 and any removed plant material shall be replaced within 6 months. An as-built landscaping plan shall be provided to the Planning Division within 30 days of the installation of the replacement material. 3. The planned alterations to the existing foundation plantings shall be expanded so that the ground-mounted HVAC units will be screened from view from public streets via fencing or vegetation. 4. The applicant must obtain electrical permits for the exterior “up-lighting”. 5. Since the lighting illuminating the building facade is for design purposes, a vertical foot-candle calculations must be submitted for review per the Lighting Ordinance with the electrical permit. 6. The light color shall be "warm" to match the yellowish light of incandescent bulbs. To achieve this, the light color shall be 3,000 Kelvin (K) or less. Product specification shall be provided with the electrical permits to demonstrate compliance with this condition. 7. Apply light pollution control to the proposed lighting to minimize the impacts of misdirected upward and trespass light. Any decorative architectural lighting must be selected, located, aimed and shielded so that direct illumination is focused exclusively on the building façade, plantings, and other intended site feature and away from adjoining properties and the public street right-of-way. | <p>EXHIBITS</p> <ol style="list-style-type: none"> 1. Applicant’s cover letter (9/26/16) 2. Tree Trimming Plan (9/26/16) 3. Before/after Images of Painted Brick (9/26/16) 4. Paint Samples (9/26/16) 5. Proposed landscaping changes (9/26/16) 6. Lighting plan (9/26/16) 7. HDC Guidelines for Paint on Commercial Buildings 8. Listing of Painted Brick Structures (2016) 9. HDC Guidelines for Commercial Landscaping |
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Roll Call:

Brooks – yes, Rozanski – yes, Walker –yes, Kelsey– yes, Lee – yes.

Motion Approved

Formal Agenda:

Commissioner Rozanski recused himself at this time.

HDC16-41 – 50 N Main Street (formerly referred to as 70 N Main Street) – Request approval of an Amendment to a Certificate of Appropriateness for New Commercial Construction and a Site Plan for a two-story building on 0.105 acres located on the east side of Main Street, adjacent to and north of the Norfolk-Southern Railroad approved on November 19, 2015.

Mrs. Nancy Boatwright stated there was a change made to the south elevation that she was unaware of. She explained a wall will be going up in a space they originally showed as a window, making it two windows on the south elevation. She stated the architect believes using a lighter color on the board and batten will be less visible than a darker color.

There was a discussion over the cement stucco that was approved by the BMA which was intended to meet the HDC original condition of approval which stated not to use EIFs.

Another discussion ensued over if there are any issues with the board and batten or in relation to the elevator regarding the need for any design modifications.

Commissioner Walker asked if the parapet was high enough to hide the roof top units.

Mr. Jeff Blackledge, 672 Marshall Avenue, Memphis, TN, explained how those units will not be seen at all.

Chairman Lee asked if there were any other questions of applicant.

Chairman Lee asked if there was anyone in the audience who wished to speak on this item. Hearing that there were none he asked if there was any further discussion of the Commissioners.

Commissioner Walker stated there should be a horizontal cap added to the roof structures if that works with the applicant. He agrees with the applicant that a lighter color will be less noticeable than a darker color.

Mrs. Boatwright stated it has been pointed out that the HDC does not approval paint colors on wood.

There was a discussion over the BMA's decision to have the north face match the brick color.

Hearing no further comments, Chairman Lee called for a motion.

Motion by Commissioner Walker, and seconded, to approve an amended Certificate of Appropriateness and recommend approval of a an amended Final Site Plan (see Exhibit 2) to the Board of Mayor and Aldermen for a 5,876 square foot, two-story building with a roof deck on 0.105 acres located on the east side of Main Street, adjacent to and north of the Norfolk-Southern Railroad subject to the following conditions.

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.

EXHIBITS

1. Applicant's cover letter (9/27/16)
2. Site Plan Package (9/27/16)
 - a. Site Layout
 - b. First floor plan
 - c. Second floor plan
 - d. Roof level plan
 - e. South elevation
 - f. West elevation
 - g. North elevation
 - h. Rear (East) elevation
3. November 19, 2015 HDC Staff Report
4. November 19, 2015 HDC Meeting Minutes

2. The roof structures shall be clad in board and batten siding with a matching wood cap horizontally ~~and stained or painted to match the brick color on the building.~~
3. Provide cut sheets and a lighting schedule that includes the roof deck lighting, including any lighting in for the bar area. A revised photometric plan could be required depending on the wattage of the lighting.
4. Sheet A0.01 shall be titled "Site Layout."
5. With the request for an amendment to the Development Agreement, provide exhibits that meet the Final Site Plan checklist requirements.
6. All conditions of approval included in the Development Agreement on March 15, 2106, shall remain in effect.
7. No signage is proposed at this time. Sign permits will be required for all signage.

Chairman Lee stated if there is no other discussion then he will call for a vote.

Roll Call:

Brooks – yes, Rozanski – recused, Walker –yes, Kelsey– yes, Lee – yes.

Motion Approved.

HDC16-38 – 74 - 78 N. Main Street (The Highlander) – Request for an Amendment to the August 25, 2016, Certificate of Appropriateness for Exterior Alterations to a Nonresidential Structure

Commissioner Rozanski returned at this time.

Commissioner Walker recused himself at this time.

Mr. Jaime Groce explained the HDC's original condition from August 2016 related to the roof line and how the applicant addressed the condition with the building permit plans. He stated the Historic Guidelines have standards that say to rebuild a parapet on a historic building we should closely match the original especially if we have evidence of what it looked like. In this case we had the original asymmetrical and deteriorated parapet to go by. He showed what existed before the construction and what is currently undergoing construction. The applicant does not like the way it looks and they want to return to the August design. He stated he did not issue a staff report on this item because the request came in so hastily.

Chairman Lee asked if there were any questions of staff.

Chairman Lee stated the HDC left the meeting this item was discussed as essentially a verbal agreement as to what was going to be done to address the concern. His recollection of that solution is different than the other members. He believes the HDC needs to try to have more clearly defined statements of agreement before voting on an issue.

Commissioner Rozanski stated he doesn't think the HDC left the meeting with a lot of grey area about what they were asking for. He stated when you look at it as they now want to do it with the larger parapet it makes a bigger impact.

Chairman Lee stated he envisioned the variation to be the same physical size as the ones on the original roofline. He does think the building looks nice as it is shown in the picture and perhaps the one without the ventilations in the middle will look nice as well. The real question is do they stay with this design or go with the original proposal?

Commissioner Kelsey stated he is concerned about the door being turned into a window.

Mr. Groce stated it is supposed to be brick and will be painted to match the rest of the building.

Hearing no further questions, Chairman Lee called the applicant to the podium.

Michael Walker, 105 N. Center Street, explained how they will be taking the door out and replacing it with a window and how it all will match up with the building.

Chairman Lee asked if there were any questions of applicant.

There was a discussion over how the awning selection is currently a brown color and not a pattern, but may come back before the HDC if the owner wants to change it when the signage plan is developed.

Hearing no further comments, Chairman Lee called for a motion.

Motion by Commissioner Ronzanski, and seconded, approved the Certificate of Appropriateness to remove condition of approval # 11 from the original Certificate of Appropriateness and that “the façade will be as presented in the HDC August 2016 meeting.”

Chairman Lee stated he thinks the building without the smaller roofline change to either side of the taller entry looks good, but in his opinion the historic preservation practices say we should have something there so he cannot support this.

Chairman Lee stated if there is no other discussion then he will call for a vote.

Roll Call:

Brooks – yes, Rozanski – yes, Walker – recused, Kelsey– yes, Lee – no.

Motion Approved.

Other Business

Commissioner Walker returned at this time.

Chairman Lee asked if there was any other business.

Mr. Jaime Groce explained some updates on construction for the Highlander Pub related to an encroachment on Town property at the rear of the building and their desire to use over haul electric at the rear since that is the existing condition. He stated there hasn't been any administrative approvals since the last meeting except for the 148 North sign permit was just approved today prior to the meeting. He will update more on the 148 North sign permit at the next meeting.

He stated yesterday the Tennessee Preservation Trust met in Franklin, TN and unveiled that the Houston/Fleming house is listed in the top ten most endangered structures in TN list. He has learned that the Bank of Fayette County has a contract with someone who wants to adaptively reuse this house.

He stated Staff is working hard to get 148 North a CO. Some of the equipment that's on the roof will be visible from Natchez and a few points beyond. This was due to a building code placement of the vents. There is an HDC condition from 2015 that says anything that is visible must be screened or painted to match the rust color. Some pieces that will be visible will be painted.

There was a discussion over Staff providing more details to the HDC before permits are issued to make sure they see plans revised to meet their conditions that alter design.

Mr. Jaime Groce stated just right outside of the Historic District the Greens have purchased the property that was formerly owned by the Harts and that Mensi's is located on it. They have plans to develop over time but for now they want to landscape the parking lot, get rid of the full unrestricted curb cut, and to possibly bring in a restaurant. The Greens will have a work session with the DRC in November 2016 to get feedback on their plans for the property.

With no further business, Chairman Lee adjourned the meeting at 5:35 p.m.

Secretary, Laura Todd

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