

The regular meeting of the **Historic District Commission** was held on Thursday May 26, 2016, at 4:00 p.m. in the Board Chambers of Town Hall, 500 Poplar View Parkway.

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

Pledge of Allegiance

Chairman Lee led the Pledge of Allegiance.

Roll Call:

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

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

Quorum present.

Approval of Minutes

Chairman Lee asked if there were any corrections to the minutes from April 28, 2016 meeting.

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

Motion by Commissioner Cox, and seconded, to accept the minutes from the April 28, 2016 meeting.

Roll Call:

Walker – yes, Cox – yes, Rozanski – yes, Brooks – 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 are no changes to the formal agenda, but under other business there are a couple things to add. He would like to get their feedback for the design of new banners around the Square and for feedback for a possible new residential construction in the Williams Subdivision. He also will have some announcements related to upcoming training.

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

Roll Call:

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

Motion Approved.

Formal Agenda:

HDC 16-17 Moss Minor Subdivision, Lot 2- Request for a Certificate of Appropriateness for New Residential Construction

Mr. Matthew Wilkinson gave the staff presentation as outlined in the staff report. In December of 2015 the HDC approved an addition and exterior alterations for the existing house on Lot 1 of the Moss Minor Subdivision (218 Main Street.) He will be answering the following Key Questions:

- Do the proposed bulk requirements produce contextual building setbacks and spacing?
- Will the exterior design (arrangement, texture, and materials), be generally compatible with the historic structures in the surrounding area?
- Will this home have a façade design that too closely resembles home facades on this block?
- Are two front entryways on this single family dwelling appropriate?
- Is it appropriate to have a semicircular parking area in front of the house?
- Is the foundation appropriate?

EXHIBITS

1. Cover Letter (4/26/16)
2. Current Conditions Photo (4/26/16)
3. Material samples, colors, and light fixtures (4/26/16)
4. Plot Plan (4/26/16)
5. Floor Plan (4/26/16)
6. Elevations (4/26/16)
7. Moss Minor Subdivision, Final Plat
8. December 2015 HDC meeting minutes
9. Historic District Boundaries Map
10. Supplemental, May 24, 2016

He stated the setbacks for this property were approved by the HDC at the December 2015 meeting, during the subdivision process of creating the Moss Minor Subdivision (HDC 15-26). The side and rear setbacks match standard R-2 setbacks with a more restrictive front setback of 30' for this lot after the right-of-way dedication was given to the Town. The front façade setbacks align with the house to the north. The lot size is in line with other properties along N. Main Street, which are largely R-2 sized lots. The architectural style of the proposed house is described by the home designer as being in the Low Country Carolina style. This style is not currently present in the Historic District and may not be appropriate given the traditional prevalence of the chosen style is limited to coastal areas in the Atlantic Southeast. More generally, the house has overtones of Nation and Tudor styles. While the style of home will be unique to the Historic District, the materials being used on the home are common. He described the exterior building materials that were being used for this house and where throughout the Historic District they could be found. He stated the façade will be unique to Main Street.

The use of two prominent front entryways for a single family home has no precedent within the Historic District. The use of such feature may give off the illusion that the proposed house is a duplex. While duplexes are present along this portion of N. Main Street, they are inappropriate on R-2 lots and in this context. For single family dwellings, the HDC Guidelines reference a single front porch. No mention is given towards houses having multiple front porches. He stated the Design Professional for the applicant has submitted a supplemental exhibit (Exhibit 10) of revised renderings that show screening in the porch and making the entrance to the screened area on the side to eliminate the front projection of the doorway. Now the main entry is from the side making the porch less predominant as a main entry feature to the house. The applicant now prefers this new design.

Commissioner Cox asked if the two front entry points were inappropriate according to the HDC Design Guidelines or are they strictly forbidden.

Mr. Wilkinson stated the Guidelines are not clear on this and this is Staff's interpretation. The HDC Design Guidelines don't expressly address directly having two front porches because it may not have been

envisioned, but the only time the appropriateness of having a front porch is mentioned it's always as a singular front porch.

Mr. Wilkinson stated The Historic District Guidelines state "Large Paved areas should not be placed in the front yard of any sized properties except extremely large lots with deep setbacks." Lot #2 is 11,364 sq. ft., which is smaller than the average lot size found within the Town, making front parking inappropriate for this lot. The HDC has approved front parking pads in the past for smaller lots, including the previously approved addition and site plan modification for Lot #1 of Moss Minor Subdivision. And, there are other lots in the vicinity that have front parking, including 246, 275, and 237 N. Main. The approximately 14' wide semicircular parking area being proposed by the applicant is also not consistent with the HDC Guidelines, which state, "Semicircular driveways with two entry points on the front of the lot are not appropriate for single family residences within the district." There is one house in the vicinity of this property with a semicircular drive that likely has been in place prior to the establishment of the Historic District Guidelines in 1989. The HDC has approved some semicircular drives in the past, including 182 West Poplar Ave. and 358 College Street, but added special conditions to minimize visual impacts to the streetscape. He stated the applicant has decided to replace the circular drive with a parking pad similar to what was approved on Lot #1 of Moss Minor Subdivision.

While brick and stone foundations are common in the Historic District for historic homes, the proposed house will be constructed with a raised concrete slab foundation with a "parge" coat finish. Per the home designer, the slab would make the application of any brick or stone veneer protrude from the elevation and not align with the siding. The use of parging is to add texture and detail to the foundation of the home. This technique has been used in the Historic District before on the home built on Lot #1 of Andrews Minor Subdivision. Other infill projects (Stratton Heights and Natchez Place) within the Historic District have been able to incorporate brick veneer into their foundations.

Chairman Lee asked if there were any questions of staff.

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

Ed Yendrek, Applicant's Design Professional, Classic Home Designs, Inc., 1133 Polo Drive, stated he is excited about the overall infill development. He stated one of the general historical techniques he uses is to align the siding with the brick which is impossible to do with a slab. He went through the process of how it would be impossible. He did explain how they plan on best attempting to meet this guideline.

Chairman Lee asked if there were any questions of applicant.

There was a discussion on how the applicant can achieve the right brick veneer alignment with the siding but it may alter the detailing.

A discussion ensued over the front façade and a plane level compared to the board and batten.

Commissioner Cox asked if it is typical for a Low Country Carolina design to have a porch or an entrance off the bedroom.

Mr. Yendrek stated he can't say it is typical, but it is a feature the applicant liked. He explained some from a historical stand point, two front doors were used for ventilation or to have a formal and informal entry.

Commissioner Cox stated he doesn't have a problem with two front doors. He likes the look of two front doors better than a screen porch.

There was a discussion over the historical reasoning behind using two front doors and if it is part of the Low Country Carolina or any other specific design type.

Commissioner Cox asked if it the driveway was lime stone concrete or gravel.

Mr. Wilkinson stated it was washed aggregate limestone concrete.

There was a discussion over the amount of lawn area between the parking pad and the street. It was then discussed that the applicant has agreed to move the secondary entrance on the smaller porch to the side of the house off the driveway.

Commissioner Rozanski asked which façade would the applicant prefer, the two front doors or screened in porch.

Mr. Yendrek stated the applicant would prefer the screened in porch.

There was a discussion over the upstairs windows above the front door.

Chairman Lee asked for discussion from the Commissioners.

Rozanski stated he is not familiar with the style, but there are many eclectic styles in the Historic District and given time it will blend in.

Commissioner Cox stated he doesn't have a problem with not having brick on the base of the house.

There was a discussion over requiring a brick base which many agreed it was not necessary.

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

Motion by Commissioner Rozanski, and seconded, to approve the applicant's request for approval of a Certificate of Appropriateness for new residential construction at Lot #2 of Moss minor Subdivision (per Exhibits 3, 4 & 5), subject to the following conditions:

1. Any changes or deviations from the approved plans will require staff and/or HDC approval prior to construction.
2. ~~There shall only be one front entry feature on the home (HDC Guidelines, II, D, 9). Remove the porch and front facing door from the southernmost projection.~~ The design of the front and side south elevation shall be in accordance with the supplemental Exhibit 10.
3. ~~Brick veneer shall be added to the foundation of the home to make it more contextual with surrounding homes.~~
4. ~~There shall be no parking area in front of the home and~~ A semicircular drive shall not be used (HDC Guidelines, II, B, 5), but a front parking pad with the appropriate landscape is permitted (Exhibit 10).
5. Either true or simulated divided light (with real wood exterior grids) shall be used on the windows visible from public streets. The finish, sash, depth of reveal and muntin (grid) configuration shall closely resemble recently approved simulated divided lite windows in the District. Product details shall be provided with the building permit application to ensure that what is to be installed matches the plans.
6. No building permits shall be issued until the Moss Minor Subdivision Final Plat is recorded. The Final Plat shall not be recorded until the existing garage is demolished per HDC 15-26 & HDC 15-28.

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

Roll Call:

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

Motion Approved.

Other Business

Chairman Lee asked if there was any other business.

Mr. Jaime Groce stated at the next meeting they should have an update on some administrative approvals Staff has been working on. He wanted to get feedback for Laura Todd over new banners they ordered for the Sunset on the Square Banner. He showed the HDC examples of the suggested banner for Sunset on the Square and flags to notify the public they are on the Historic Main Street that will go on utility poles along Poplar Ave to Walnut Street to Main Street.

Chairman Lee stated he didn't see anything offensive.

Commissioner Cox stated he thinks they look fine but the logo may look better as a darker green color or like signage in other cities.

Chairman Lee asked if they would be up elsewhere or just along Poplar.

Mr. Groce stated just in that area.

Commissioner Cox stated he thinks the current logo is fine but he can't stand the black and would rather it be the actual colors of Collierville's Depot.

There was a discussion over using the design for the flags due to time restraints for any redesign but eventually getting a new design that will that may be a little more aesthetically pleasing.

The HDC decided to post-pone discussion over the future application for an infill house on College Street until the applicant is present.

Mr. Groce stated Staff has organized training on Wednesday, June 15 at 3:30pm in the Board Chambers. Representatives from the State Historic Preservation Office are coming to talk about best practices for demolition of historic structures. This will be in preparation for upcoming applications for the demolition of several historic buildings on Center Street.

He stated on July 14, at the Morton Museum, a "lunch and learn" will be held to discuss placing the Davis Porter House on the National Register of Historic Places.

With no further business, Chairman Lee adjourned the meeting at 4:44 p.m.

Secretary, Laura Todd