



## HISTORIC PRESERVATION BOARD MEETING SUMMARY MINUTES February 24, 2011

### ATTENDANCE:

#### Board Members

Sandy McAllister  
Emily Sharp  
Eric Reed  
Todd Shomo  
Shawn Sinclair

#### Absent

Rick Voakes  
Donna Wolbe

#### Staff Members / Others

Miranda Clements, HP Planner  
Jonathan Britt, CCPC Planner  
Rachel Hetzler, CCPC Planner  
Attorney Hamp Moore  
Margaret Traugott  
Rob Sparkman  
Kevin Johnston

### I. CALL TO ORDER

Chairman Eric Reed called the Historic Preservation Board meeting to order at 5:05 pm.

### II. DETERMINATION OF QUORUM

Roll call was taken and a quorum was determined with four (4) members in attendance at the time of roll call.

### III. APPROVAL OF MINUTES

Chairman Reed asked the Board Members if there were questions, comments or any corrections to the Summary Minutes of the January 27, 2011 Board Meeting. Being none, he asked for a motion for approval.

**ACTION:** A motion to approve the Summary Minutes of the January 27, 2011 Historic Preservation Board Meeting was made by Emily Sharp and seconded by Shawn Sinclair. With a vote of four (4) yeas and zero (0) nays, the Summary Minutes were APPROVED.

### IV. CERTIFICATES OF APPROPRIATENESS

Miranda Clements presents the staff reports to the Board with the aid of a power point presentation for visual reference:

*Sandy McAllister enters meeting.*

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- COA #2011-1 1343 College Street  
Owner Margaret Traugott  
For an 8' wooden privacy fence enclosing the back and side yards with a 6' front gate and an 8' rear gate.

Mrs. Clements explains that even though the fence does not meet the guidelines, there are some unique circumstances involved that should be considered. Chairman Reed asked owner Margaret Traugott to explain the reasons and unique circumstances for the privacy fence. Ms. Traugott explains the reasons for placing the gate at the front façade and states that she could paint the gate and fence or plant ivy or honeysuckle and train it to grow on the fence to blend in if the Board felt it was necessary. Ms. Traugott explains that she has a 2 year old daughter that she feels that the back yard is an unsafe area to play due to the unruly neighbors and party goers throwing glass bottles and other debris in the yard and that the fence will deter this behavior. The Board sympathizes with Ms. Traugott about the unruly neighbors and suggests moving the front gate back away from the front façade of the house to preserve the integrity of the historic nature of the home. Jonathan Britt explains that moving the gate would not be an option due to the terrain, the windows, utility meters and existing retaining wall and it would not give Ms. Traugott the privacy and security she and her daughter needs. Mr. Britt reminds the Board that guidelines are meant to be guidelines and not zoning laws; he asks the Board to consider the circumstances and need for the fence. Attorney Hamp Moore supports Mr. Britt's comment and states the guidelines are not mandatory and that the purpose of the Board is to exercise discretion in application of the guidelines. He refers to and reads *Article 3.14.6.D* of the Zoning Ordinance (Page 3-36) regarding granting the Certificate of Appropriateness. Emily Sharp states that the property is located on the edge of the Historic District, the historic character of the properties on both sides have been removed already and she doesn't feel that this would have a negative impact on the surrounding structures. The Board expresses concerns about allowing one property within the Historic District to build an 8' privacy fence and not allowing another. Attorney Moore recommends that the Board maintain a record of the findings of why the guidelines were deviated from. Chairman Reed asked the Board for further questions and comments; being none, he asked for a motion.

**ACTION:** A motion was made by Eric Reed and seconded by Todd Shomo to approve the application for a Certificate of Appropriateness (COA) for 1343 College Street. The motion is based on the findings of fact as presented in the staff report and testimony presented in this public hearing. Although the project does not comply with the Design Guidelines, the unique circumstance of the project warrants the approval of the COA. Those unique circumstances include the non-contributing historic nature of the surrounding properties, the lay of the land and the parking

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**situations of the surrounding properties. With a vote of five (5) yeas and zero (0) nays, the application of a Certificate of Appropriateness was APPROVED.**

- COA #2011-3      1362 Park Street  
                         Owners Russell Brown and John Brown  
                         For new construction of a residence.

Mrs. Clements explains that this property is in the College Hill Local Historic District and is not within the National Register Historic District Boundary. This case was actually heard in October of 2010 and the owners have decided to make some changes in the design of the proposed house. This property is currently vacant; the house that was on the lot was destroyed by fire several years ago. Ms. Clements explains the type and description of work to be done and shows the Board via photos the building elevations and building plans and goes over the appropriate guidelines for the project. Ms. Clements verifies that this does generally comply with the Design Guidelines.

Chairman Reed asked contractor Rob Sparkman if he has any questions or comments; he had none.

After some minor discussion, Chairman Reed asked for a motion.

**ACTION:      A motion to approve the application for a Certificate of Appropriateness for 1362 Park Street was made by Shawn Sinclair was seconded by Emily Sharp. With a vote of five (5) yeas and zero (0) nays, the application for a Certificate of Appropriateness was APPROVED.**

**V.      STAFF APPROVED CERTIFICATES OF APPROPRIATENESS**

None at this time.

**VI.     HISTORIC PRESERVATION PLANNER BOARD REPORT**

*(a copy of the February 2011 report was given to the Board Members prior to the meeting)*

Miranda Clements reports on:

- Planning Session scheduled immediately following the March 24<sup>th</sup> Board meeting.
- Heritage Walk
- Survey
- May will be Historic Preservation Month

**VII.    NEW BUSINESS**

None at this time.

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**VII. ADJOURN**

Chairman Reed asked for further questions and/or comments; being none, the meeting was adjourned at 5:55 pm.