

Historic Preservation Commission Meeting
10 N. Public Square
February 21, 2023
5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee at 5:30 PM

Present: Greg Frisbee, Larry Gregory, Becky Carr, David Elder, and Brad Galland
Staff Present: David Hardegree, Zack Arnold, Samantha Fincher, and Keith Lovell
Absent: Lisa Ellis and Vandi White

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member Carr made a motion to approve the meeting minutes from January 17, 2023. Board Member Galland seconded the motion. The motion carried unanimously. Vote:4-0.

2. COP23-03. 145 W Main St. Applicant: Justin and Madison Davis, Owners

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director stated the applicants wish to install 31 HiMo solar panels, 82(L) x 41(W) x 1.4 (D), installed using the EcoFoot2+ low profile installation system on the roof of the building and canopy. The panels will be installed with a 10-degree tilt. Roof plans and details of the solar panels have been provided. The panels should be hidden from view from Noble St and from the site eastward on E. Main St. The panels will be visible from E. Main St west of the site due to the grade change and from the 2nd and 3rd-floor windows in the area. Other mechanical equipment is visible. An engineer letter from Dunlap Associates states that the roof framing system is sufficient to support the solar panels and will not be adversely affected.

Chairman Frisbee opened the floor for a public hearing.

David Reeves, Creative Solar USA Representative, came forward to answer questions from the Board. He stated the panels are black on black (non-reflective) and have a low profile. The parapet covers most of the visibility on the main roof, and there will be little visibility on the canopy.

Chairman Frisbee closed the public hearing for discussion.

Board Member Carr made a motion to approve the application as submitted. Board Member Galland seconded the motion. Vote: 4-0.

3. COP23-04. 18 Wall St. Applicant: Adam Harper, new owner

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant wishes to make cosmetic modifications to the front façade. The new awning will be considerably heavier than the fabric awning. The awning should be sized according to the load-bearing capacity of the front wall. The new awning will also have to be installed so that the proposed hanging sign (projecting) height meets the current sign ordinance for projecting signs for the total area and height above the sidewalk. A similar awning with wood siding exists at 14 W. Main St, Copperwood on Main. The new cedar siding will have to be installed so that the stucco or brick faces are preserved and protected. If maintenance or repairs to the original face is required to hang the new cedar siding, an additional review may be required. The tile area to be replaced runs the entire length of the building façade. The width varies. The cement board siding is durable and weather resistant.

Adam Harper, the applicant, came forward to answer questions from the Board.

Board Member Gregory stated according to the Fire Insurance Maps there is brick under the rotting wood.

Linda Evans, the former tenant, came forward to oppose the application.

The Board discussed each item in detail and felt that they could not make an informed decision without knowing what is under the rotting wood.

Keith Lovell, Assistant City Attorney, advised against granting permission to tear off all the wood without knowing the condition of what is underneath. Waiting 45 days for the next Historic Preservation Meeting could be detrimental.

Board Member Galland made a motion to deny the application as submitted, allow the applicant to peel back sections of wood on both sides of the building, request an inspection by Staff, and report back to the Board with the findings of what is underneath the wood. The applicant may return to the Board as soon as feasible, and the fee is to be waived. Board Member Gregory seconded the motion. Vote: 4-0.

4. COP23-05. 7 South Ave. Applicant: Jeff Spratt, owner

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant wishes to construct a 22' x 40' concrete slab to immediately construct a 22' x 22' detached garage near the rear property line. A pool house is planned on the remaining slab at a future date. The garage materials are expected to match the house. The garage appears to meet all zoning requirements. The driveway is expected to be extended to the garage.

Jeff Spratt, the applicant, and his contractor Derek Mackey came forward to answer questions from the Board. Mr. Spratt clarified that the roof would have a minimum of 6/12 hip.

Board Member Carr made a motion to approve the application as submitted, with the notation that the roof has a minimum of a 6/12 hip. Board Member Elder seconded the motion. Vote: 4-0.

STAFF OR COMMITTEE COMMENTS

Mr. Hardegree stated he is formulating a budget for the Historic District Survey Project.

Mr. Lovell stated that City Hall will be undergoing an elevator replacement soon. The next Historic Preservation meeting may need to be rescheduled or relocated. Mr. Lovell recommended adding an item to the agenda to authorize Mr. Hardegree to change the meeting date if needed.

Board Member Gregory made a motion to add an item to the agenda. Board Member Elder seconded the motion. Vote 4-0.

5. Meeting Date

Board Member Gregory made a motion to authorize Mr. Hardegree to change the meeting date if needed. Board Member Elder seconded the motion. Vote 4-0.

Chairman Frisbee adjourned the meeting at 6:21 PM.

/s/ _____
Greg Frisbee
Chairman