

Historic Preservation Commission Meeting
10 N. Public Square
April 20, 2021
5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee

Present: Greg Frisbee, Becky Carr, Jeff Glover, Brad Galland, Lynne Pritchett, and Larry Gregory

Staff Present: David Hardegree, Samantha Fincher, Meredith Ulmer, and Keith Lovell

Absent Vandi White

1. Call to Order

2. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member made a motion to approve the meeting minutes from March 16, 2021. Board Member seconded motion. Motion carried unanimously. Vote: 5-0.

3. New Business:

A. COP21-09 4 Jones St Applicant: Steve Erickson Scope: Window Replacement

Chairman Frisbee called for the next item on the agenda. Meredith Ulmer, Assistant City Planner stated the applicant wishes to replace of all original 6/6 wood windows with 6/6 aluminum Extreme 3000 Norandex windows, with the exception of the windows located at the basement and carport. The home is historic and contributing.

Chairman Frisbee opened the floor for discussion.

Steve Erickson, 4 Jones Street came forward in favor if the application and stated the proposed windows will be the same type used in the 2015 renovation.

Board Member Glover made a motion to approve the replacement of the wood windows with 6/6 aluminum Extreme 3000 Norandex windows. Board Member Pritchett seconded the motion. Motion carried unanimously. Vote: 5-0.

B. COP21-10 746 West Ave. Applicant: James “Trey” Jordan Scope: Construct pool in front yard of a corner lot

Chairman Frisbee called for the next item on the agenda. Mrs. Ulmer stated the applicant wishes to construct an in ground swimming pool. This is a corner lot with two road frontages. The proposed pool is in the front yard facing Terrell Drive. The house is Historic and Noncontributing. This case will also go before the Board of Zoning Appeals,

Case Number V21-05. Mr. Jordan met with Public Works on site and it was determined that the fence currently in place needed to be moved out of the Right of Way. Both the fence and pool will need to be at least 14ft. from the edge of travel way. The pool will be screened by a fence and landscaping, therefore barely visible from Terrell Drive.

Chairman Frisbee opened the floor for discussion.

Trey Jordan, owner of Latitude Blue came forward in favor of the application and stated this is a classic rectangular pool. It is undecided if they will reuse the current white fence or add a new wrought iron fence for the pool barrier.

Board Member Pritchett made a motion to approve the application with the option to reuse the current white fence or use wrought iron as the pool barrier. Board Member seconded the motion. Motion carried unanimously. Vote: 5-0.

C. COP21-11 7 Oakland St. Applicant: Marcia Mein Scope: Major renovations and additions

Chairman Frisbee called for the next item on the agenda. Board Member Glover recused himself, as he is the contractor for this project. David Hardegree, City Planner stated the applicant wishes renovate the home extensively. The ranch home is historic, and non-contributing. It is currently clad with several different materials: Brick, board and batten and horizontal wood siding. Various windows styles are also used.

Chairman Frisbee opened the floor for discussion.

Jeff Glover, Contractor came forward and stated proposed exterior changes are driven by the interior renovations. The major exterior changes include the enclosure of the drive-thru carport, the addition of the secondary entry on the right-front, the addition of a new porch over the front door, the addition of a plant room to the rear of the home and the reconfiguration of the roofline. Mr. Glover wishes to paint the brick due to the difficulty in finding an exact match for new brick. There is concern that the mismatch in color tones will be inappropriate for the house, as new brick is needed to fill in voids created by window removals, room additions, and areas that need repair. There is also an interest in the addition of solar panels but it is undetermined where they will be located.

Chairman Frisbee stated the proposed renovation is a major redesign and uncommon to most projects in the historic district. Keith Lovell, Assistant City Attorney explained the difference between contributing and non-contributing homes and stated each case should be addressed accordingly.

The Board discussed the style of the home and recognized each of the ranch homes on Oakland Street have their own unique style. Board Member Pritchett recommended revisiting the Board when the location of the solar panels is determined.

Board Member Pritchett made a motion to approve the application as submitted with the deletion of the solar panels at this time. Motion failed.

Mr. Lovell reminded the Board they have 45 days to make a decision. Otherwise, the case is approved.

Board Member Pritchett made a motion to approve the application as submitted with the deletion of the solar panels at this time. Motion failed.

The Board went into discussion.

Board Member Pritchett made a motion to approve the application as submitted with the deletion of the solar panels at this time. Board Member Galland seconded the motion. Motion carried unanimously. Vote: 4-0.

Board Member Gregory made a motion to approve the variance to allow the brick to be painted. Board Member Pritchett seconded the motion. Motion carried unanimously. Vote: 4-0.

Board Member Glover returned to the Board.

4. Staff or Commission Comments

Design Standard Revisions Phase 2

Mr. Hardegree asked the Board to consider topics they would like to address as phase 2 of the design standard revision. The Board discussed some areas of concern: murals, contributing vs. noncontributing standards, fences, demolitions, and administrative approvals. The Board was encouraged to send recommendations to Mr. Hardegree and Mrs. Ulmer.

Michael Tidwell, 23 Cassville came forward in interest of the Board reviewing the design standards that cover demolitions.

5. Adjourn

Chairman Frisbee adjourned the meeting at 7:05 p.m. The next scheduled Historic Preservation meeting is Tuesday, May 18, 2021 at 5:30 PM.

/s/ _____
Greg Frisbee
Chairman