

Historic Preservation Commission
Minutes - March 12, 2024

1. Call to Order: Chairman Moore called the meeting to order at 6:00pm.
2. Roll Call: Chairman Moore; Commissioners Beroza, Griffin, Sanders, and Taylor were present.

Staff: Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk

Guests: Darryl Holder, Jim & Sue Lay, Ellie Loudermilk, Curtis George, Edward Zammitt, Robert Kelly, and Angie Cline.
3. Citizens with Input – None
4. Announcements – Chairman Moore referred to the announcement as listed
 - a. Please place cell phones in silent mode.
5. Approval of the Agenda

Commissioner Sanders motioned to approve as submitted; Commissioner Beroza seconded; all in favor and was unanimously approved.
6. Approval of Minutes – January 9, 2024, meeting

Commissioner Griffin motioned to approve as submitted; Commissioner Taylor seconded; all in favor and was unanimously approved.
7. Old Business – None
8. New Business
 - a. Preliminary Comments on Removing 904 Duncan Avenue from the Washington-Evergreen Historic District

Chairman Moore advised the item was for preliminary comments from Commission on the possible removal of the property from the district. Mr. Wood advised Mr. Holder had contacted him about purchasing and removing from the district; Mr. Wood advised him the property had only been in the district for two months since it was established and suggested bringing to the Commission for comments. Chairman Moore called for comments from the Commissioners. Commissioner Sanders was opposed to commercial development in the area and wished for the property to remain even though non-contributing and should remain residential. Mr. Wood advised the property is zoned industrial and has been since 1961 and the Commission has no regulation on use of the property, only design standards for the district. Commissioner Griffin inquired of future plans; Mr. Wood advised Mr. Holder would like to use for additional trailer storage. It was noted the original home is from 1870 but has been modified significantly over the years. Chairman Moore stated in establishing the district it was very deliberate to place in the boundary and to keep the whole area intact and does not wish to see it removed.

Mr. Holder provided a presentation and as non-contributing understands creating a buffer from residential, but the dwelling is in dire need of renovation and uninhabitable, with the foundation giving way, among other issues and with current standards most likely a mortgage could not be obtained. The property is surrounded by commercial on three sides with access entry off Ball

Street and will generate more tax revenue. Mr. Holder advised he proposes to install a fence on the property to buffer the residential on Duncan Ave and does not intend to demolish the dwelling and is open to possibly having it moved to another location, and has access from the rear without ever having to utilize Duncan Avenue. Mr. Wood reiterated historic designation does not impact the use of the property but does the dwelling and it will have to be maintained. Mr. Wood stated the fence will require review and modifications to the dwelling. Commissioner Beroza would like to see the dwelling remain. Mr. Wood advised there are guidelines for residential and commercial renovations and staff is available to assist Mr. Holder or any applicant.

Chairman Moore asked if anyone present had comments. Mrs. Sue Lay said it would be preferable for the property to blend in with the surrounding area and be more presentable. Mr. Jim Lay would like to see the trailers obscured from public view. Mrs. Ellie Loudermilk inquired about the foundation supports as some of the brick may have been made in Perry in the 1800's. Mr. Curtis George felt there was a conundrum with the property being in a historic district and zoned as industrial. Mr. Edward Zammit does not want to see trailers parked on Duncan Avenue. Commissioner Beroza suggested Mr. Holder work with staff to keep the property in the district and add a fence.

b. Discussion of downtown district designation

Mr. Wood provided a preliminary draft report based on previous discussions, updates and pictures are still needed. Mr. Wood had a question about when the area started for the period of significance and thought 1824 as the streets and lots had been laid out and an ending period possibly for the late 1970's. There are some questions on the boundaries which include three parcels behind Jernigan Street behind Swan Motel, Kerri Moore Interiors on Macon Road, and the realty office on the corner of Washington/Commerce Streets. Commissioner Sanders felt the parcels going to Legacy Park should be included, as well as the Village Shops and the old Toomer Funeral Home on the 700 block of Carroll Street. Mr. Wood advised individual properties can be added, even those that may be non-contributing. On conclusion of discussion addition of 11 properties will be added with 6 as non-contributing. Staff will continue working on the boundary and bring back for review at the April meeting.

9. Other Business

a. Commission questions or comments – None

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:12pm.

Approved 05.14.24