

**Historic Preservation Commission
November 15, 2022
Regular Meeting**

Members Present: Bill Wilkinson, Clyde Ensor, Dan Grimm, Emily Paprocki.

Members Absent: Bill Fowler

Non-Members Present: Bill Wetherton, Chairman; Mary Easterling, Recording Secretary.

Visitors Present: Casey Baldwin, Greg Virgin.

The October minutes were read. Wilkinson made a motion to approve, Ensor seconds and minutes were approved as read.

Chris and Gina Noonan
12349 Forest School Lane

The Noonans want to replace the wooden fence in their yard. The existing fence is rotten and needs to be replaced. The Noonans did not attend so no vote was taken on the project.

Greg and Stephanie Virgin
12300 Locust Lane

The Virgins would like to add a 120-sf addition on the east side of the house, a two-car garage, replace the roof, and remove trees. The addition will be an 8'x15' closet on the rear left side of the house. The commission asked if they could add a window or shutters to indicate a window, so the addition is not a big block. He will need to have a cased opening and add shutters but don't add window inside the closet. Wilkinson would like to see the closet be brick. Paprocki says existing windows are too large to re-use and a 24x28" or 26x30" window would work. 2x2 (4 squares) would be nice too. The Commission agrees it is hard to understand the plan for the closet.

The two-car garage addition will be a 440-sf attached garage. The exterior of the garage will be brick and vinyl and match the existing house. The roof line will extend the same level as the current roof level. The foundation on the garage needs to match the new garage. If it is stucco, the garage addition must be stucco, not concrete block. What type of overhang is on the house? Typically, AHPC doesn't approve vinyl for the trim on the soffit. All overhang and cornice work are usually made to be Hardie board or wood. The new garage door will match the old one including adding windows. The new garage will be about 8" lower than the other garage due to the slope of the garage. The commission cannot really tell what is being added and really needs new drawings to be able to approve. Wetherton asked if we can convene a small group to approve when new drawings come in.

They would also like to replace the roof. The roof was not discussed.

They will also remove three trees.

The Commission says they need existing garage plans with greater detail of door and the addition and how they relate to the existing home and to each other including dimensions, rooflines, trim, measurements of existing door, new door, materials around the doors and the foundation of the project. The commission stated the entire project is tabled pending a re-submission of drawings that address these issues to Renee at City Hall. Grimm made a motion to resubmit and specify all current and new garage dimensions and transitions. They will also need to see the front and side of the closet addition including the faux window suggestion. The new drawing must show the relation of the new and existing garage and needs to be to scale with proper context as listed above. Ensor seconded and motion passed.

Joe and Katie Greene
11810 Hazelwood Road

The Greenes would like to replace two bay windows on the front of the house and the upstairs balcony railing due to rot. The new windows will be Marvin windows and will exactly match the existing windows.

They would also like to replace their front door and add a new chicken coop in the back yard. The Greens did not attend, so no vote was taken.

Davis Tyler

11508 Ridge Road

Placement of shed on property

The Commission stated the shed has been moved per our requirements. Ensor moved to approve new location Wilkinson seconded and the motion passed. Wilkinson moved to fine \$250 for the demolition of the old structure and placement of the new building without approval. Ensor seconded and the motion to fine the Tylers passed.

The Commission needs to add a description and photos of appropriate outbuildings especially any acceptable prefabricated buildings to the guidelines. Another addition to guidelines should address existing vinyl on a home. The Commission stated, if you have vinyl, you cannot use it again or just match the existing vinyl. A resident must replace the vinyl or have a break in plane with a new project. The Commission discussed finding Rosalyn Streeter and getting the documents she has completed to this point.

Casey Baldwin came to ask a question about windows and what is acceptable. He also had questions about changing a greenhouse to a mudroom. The Commission provided suggestions to Mr. Baldwin.

Wilkinson motioned to adjourn at 7:20 p.m. and Grimm seconded. Meeting was adjourned.