

**City of Senoia
Historic Preservation Commission
July 9, 2018
Senoia Municipal Court**

**Commission: M. Rimi, J. Wood, M. Dobbs, S. Medina
Staff: H. Simmons and D. Rimi.**

S. Medina called the meeting to order.

I. Approval of June 2018 Minutes

M. Dobbs made a motion to approve the minutes. H. Mallon seconded the motion; approved 5-0.

II. Certificates of Appropriateness

a. 471 Pylant St. – Revisions to Pergola

B. Weatherford, the applicant requested to change pergola to a porch. The porch will have the same column as what is currently there and it will have a metal roof.

No Public Comments

J. Wood made a motion to approve as submitted. H. Mallon seconded the motion approved 5-0.

b. 175 Bridge St. Masonry and Front Porch

M. DeVane, the applicant stated that he is trying to get ready masonry and carpentry that needs to be repaired before painting.

He is requesting to fix a solid foundation wall that is poorly constructed and to put in brick piers, that will line up with the homes current columns and leave them open for ventilation.

M. Rimi asked if he will be putting up lattice work.

M. DeVane stated that he will be hiding the view of under the house with landscaping and will put a foundation wall between the heated house and the front porch.

M. Rimi asked specifically what will be used under the house.

M. DeVane stated concrete block wall and coat with waterproof black paint.

M. DeVane stated that columns caps will be replaced with same type that is currently there and the flooring will be either tongue and groove flooring or a synthetic flooring.

M Rimi. questioned using an alternate material for the flooring instead of wood.

M. Rimi reviewed the guidelines regarding the replacement of materials.

S. Medina stated that it needs to convey the same appearance.

M. Dobbs stated that it has to have a wood grain and looks like a wood floor.

Public Comments

R. Adam stated that the items that are not being changed but are being replaced with the same material does not need to be discussed.

D. Rimi stated that on the agenda the only items that will be voted on is the masonry and front porch, these are changes to the structure.

Public Comments Closed.

M. Rimi made a motion to approve with changes. M. Dobbs seconded the motion; approved 5-0.

c. 365 Seavy St. – Storage Shed

M. Studdard stated that the storage shed is a prefab unit natural wood and metal roof.

M. Rimi asked if this would be on skeds.

M. Studdard stated that it would be.

M. Dobbs asked where it would be placed and if it would be blocked from public view.

M. Studdard stated that the placement will be in wood line and covered by trees.

M. Dobbs asked about zoning setbacks.

D. Rimi explained the setbacks for accessory structures.

No Public Comments.

J. Wood stated that he would like code enforcer to verify placement in the tree line, applicant offered to put bushes in if the building is seen.

J. Wood mad a motion to approve M. Rimi seconded the motion; approved 5-0,

d. 365 Seavy St Garage-

The applicant requested that this be tabled since they are still working on the drawings.

J. Wood made the motion to table. M. Dobbs seconded the motion; approved 5-0.

e. 135 Main St. – Demo of Garage

D. Rimi explained the requirements for non-conforming uses and structures.

B. Anderson explained that the current building is unsafe and he is planning on building another garage on the same foundation.

No Public Comments.

H. Mallon made a motion to approved. M. Dobbs seconded the motion; approved 5-0.

f. 135 Main St. – Garage

Bent Anderson explained that the roof would have a pitch that would be 4 and 12 with the center gable pitch being 12 and 12. The siding would be board and batten fiber cement board 1 x 2 inch and a half wide. There would also be a wooden garage door and corner boards similar to the house and the columns would match the house also.

M. Dobbs requested that the applicant place freeze board along roof line. The applicant stated that he will place freeze board along the roof line.

Public Comments

S. Mooney spoke in favor of the project.

Public Comments Closed.

M. Dobbs made a motion to approve. J. Wood seconded the motion; approved 5-0.

g. 550 Seavy St – Demolition of Existing Home

T. Harper stated that the house is in disrepair, the applicants stated that this is a rental property. Roof is falling in, windows broken out.

D. Rimi stated that the city building inspector has been to examine the conditions of the house and the house is currently unlivable. D. Rimi also stated that the applicant has supplied the commission with picture of the current conditions of the home, a plat and what he plans to build in the future.

M. Rimi asked how long the applicant had owned the home.

T. Harper stated just the last 8 years.

M. Rimi asked if he had a management company managing the home as a rental or if he managed it.

T. Harper stated he managed the home.

M. Rimi asked then how did it get in this condition?

T. Harper explained that the renters would not allow him in to examine the home.

M. Rimi questioned if the water in the basement was due to foundation issues or plumbing problems.

T. Harper stated that it was due to plumbing problems and the basement is a mechanical basement. T. Harper stated the if he tried to renovate it he would have to do a total tear down.

H. Mallon stated that the basement will need to be filled in.

M. Dobbs stated that the application is being considered under the resource constitutes a hazard to the safety of the public or the occupants.

M. Rimi asked if the applicant was going to sell the property or rebuild

T. Harper explained that he will be rebuilding.

No Public Comments.

The Historic Preservation Commission waived the requirement for a structural engineer report.

S. Medina made a motion to approve the demolition of the home. H. Mallon seconded the motion; approved 5-0.

h. 550 Seavy St - Single Family Home

The applicant requested that this be tabled since they are still working on the drawings.

Public Comments

Ray Adams explained that in order to approve the demo the applicant does not need approval of a new set of plans.

D. Rimi explained that is correct but the applicant had applied for approval and the staff was told that these plans were what they intended to build.

Public Comments Closed.

J. Wood made the motion to table. M. Dobbs seconded the motion; approved 5-0.

i. 552 Seavy St – Single Family Home

The applicant requested that this be tabled since they are still working on the drawings.

J Wood made the motion to table. M. Dobbs seconded the motion; approved 5-0.

j. 77 Turin St- Carport

J. Wood recused himself

J. Wood, the applicant stated that the new construction roof line similar to side entry and beams the same as house just smaller in size with a measurement of 10' x 14' and the materials will match existing materials

No Public Comments

M. Dobbs motion to approve M. Rimi seconded the motion. 4-0.

k. 9 Johnson St- Revisions to addition plans

S. Medina recused herself

J. Wood joined the commission.

S. Medina asking for the removal of two windows and the addition of a new window that will be matte finish and it will not be visible from the street. Window size is 5 x5 window.

M. Rimi asked if it will it be a multi light, applicant is requesting a single window.

M. Dobbs suggested that using two windows in that space with four inches in between, he explained that they come as one unit.

The current window on the plans is favorable by the HPC.

No Public Comments.

M. Rimi made a motion to approve the windows as shown on the plans. J. Wood seconded the motion approved 4-0.

H. Mallon left the meeting.

III. Updates

a. none

IV. Historical Preservation Commission Initiatives

a. Structure in need of repair. – D. Rimi stated that the Historical Preservation Commission is responsible for bringing to the attention of the city homes that may be in need of repair. The city has approved demolitions in the past due to owner's neglect. D. Rimi stated that she would like for each member to examine the homes and if they are in question about the condition for the commission to discuss it at their monthly meetings.

b. D. Rimi explained that due to training the August meeting will need to be rescheduled. M. Dobbs made a motion to reschedule it to August 27, 2018. J. Wood seconded the motion; approved 4-0.

V. HPC Guidelines

a. None

VI. Adjourn: J. Wood made a motion to adjourn. S. Medina seconded the motion; approved 4-0.