

The regular meeting of the **Historic District Commission** was held on Thursday, February 24, 2022 at 4:02 p.m. in the Board Chambers of Town Hall, 500 Poplar View Parkway.

The following Staff members were present: Development Director, Jay Cravens; Town Planner, Mr. Jaime Groce; Assistant Town Planner, Ms. Nancy Boatwright; Planner, Scott Henninger; Administrative Specialists Sr., Lynette Denzer and Gina Salvatore.

Pledge of Allegiance

Commissioner Rozanski led the Pledge of Allegiance.

Roll Call:

Commissioner Rozanski asked Ms. Denzer to call the roll to confirm a quorum.

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|---------|---------|---------|---------|----------|--------|--------|
| Cox | Todd | Brooks | Kelsey | Rozanski | Walker | Lee |
| Present | Present | Present | Present | Present | Absent | Absent |

Quorum present.

Approval of Minutes

Commissioner Rozanski asked if there were any corrections to the minutes from the January 27, 2022 meeting.

Hearing none, Commissioner Rozanski called for a motion to approve the minutes.

Motion by Commissioner Cox, and seconded, to approve the minutes from the January 27, 2022.

Roll call:

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| Kelsey | Brooks | Walker | Todd | Rozanski | Cox | Lee |
| Yes | Yes | Absent | Abstain | Yes | Yes | Absent |

Motion Approved.

Approval of the Agenda

Commissioner Rozanski asked if there were any changes to the agenda.

Mr. Groce stated the order of the Formal Agenda has been changed. Item 6b will become 6a.

Motion by Commissioner Kelsey, and seconded, to approve the agenda as amended.

Roll call:

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|--------|------|----------|-----|--------|--------|--------|
| Brooks | Todd | Rozanski | Cox | Kelsey | Walker | Lee |
| Yes | Yes | Yes | Yes | Yes | Absent | Absent |

Motion Approved.

Formal Agenda:

6.b Case #220311 – 198 S. Center Street – Request approval of a Certificate of Appropriateness for exterior alterations.

Ms. Nancy Boatwright gave the Staff presentation, which is included as an exhibit. The property is zoned General Commercial. It is not within the National Register District nor is it eligible for the National Register.

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| EXHIBITS |
| The staff report and the following: |
| 1. Conditions of Approval (2/18/22) |
| 2. Cover Letter (1/28/21) |
| 3. Rendering of proposed paint colors (1/28/21) |
| 4. Paint colors |
| 5. Assessor's Aerial |
| 6. Staff Photos (2/16/22) |
| 7. List of Painted Structures (10/21/20) |
| 8. Painted Brick Memo (4/15/21) |

Commissioner Rozanski asked if there were any questions for Staff.

A discussion ensued about the color scheme of existing buildings on Center Street.

Hearing no more questions for Staff, Commissioner Rozanski asked the applicant to come forward.

Ms. Annie Smith, 198 S. Center Street, came forward. The proposed colors, a dark color scheme, are based on possible future color trends.

A discussion ensued about the long term plans of the property (current use is corporate office space), the color scheme of buildings on Center Street, and the Historic District Design Guideline recommendations on painted brick.

Hearing no further comments Rozanski asked for a motion.

Motion by Commissioner Cox and seconded, to approve the request for a Certificate of Appropriateness to paint the brick and metal siding on the exterior of 198 S. Center Street subject to the conditions of approval:

- 1. Any deviations from the approved Certificate of Appropriateness shall require the approval of the HDC and/or staff prior to beginning work.***
- 2. The paint colors shall blend with and complement the overall color schemes on the street.***

Discussion ensued about painting only the south side of the building, leaving the front brick as is.

Hearing no further comments Commissioner Rozanski asked for a roll call.

Roll call:

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|----------|--------|------|-----|--------|--------|--------|
| Rozanski | Brooks | Todd | Cox | Kelsey | Walker | Lee |
| No | No | No | No | No | Absent | Absent |

Motion fails.

Commissioner Rozanski recused himself for this agenda item.

6.a Case #219128 – Mid-South Gifted Academy – Request approval of a Preliminary Site Plan and a Certificate of Appropriateness for a 10,580 square-foot, two-story, non-residential school building located on 0.80 acres at 220 South Center Street.

Mr. Scott Henninger gave the Staff presentation, which is included as an exhibit. At the January HDC meeting, the HDC deferred the application to allow for addition information.

Commissioner Todd asked if there were any questions for Staff.

Hearing no questions for Staff, Commissioner Todd asked the applicant to come forward.

Mr. John McCarty, 198 Progress Road, came forward. He explained the site layout, grading, and ADA challenges.

Mr. Scott Rozanski, Spirit Architecture Group, LLC, 108 E. Mulberry Street, then came forward. New architectural renderings altering the two-tone brick color have been provided, the 8-over-1 windows have been changed to 6-over-1, and window details have been provided. He believes the design of the building will work as a neighborhood transition between commercial and residential as the neighborhood currently exists and as it will develop and change in the future.

Hearing no further comments, Commissioner Todd asked for a motion.

Motion made by Commissioner Cox, and seconded, to approve the application.

A discussion ensued about whether the building should face South Street or Center Street and the placement of the proposed building compared to nearby buildings. Commissioners Cox and Kelsey expressed a preference for the building to face Center Street and be pulled up closer to the Center Street sidewalk.

Motion by Commissioner Kelsey and seconded, to defer the application in order to research site layout options.

Hearing no further comments Commissioner Todd asked for a roll call.

Roll call:

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|--------|------|--------|-----|--------|----------|--------|
| Brooks | Todd | Walker | Cox | Kelsey | Rozanski | Lee |
| Yes | Yes | Absent | No | Yes | Recused | Absent |

Motion approved.

Other Business

At this time, recess is called and will reconvene in the Development Conference Room for a non-voting work session.

7.a Review and discuss potential amendments to the limits of the Local Historic Overlay.

Mr. Jaime Groce stated this work session is to review and discuss the limits of the local historic overlay. Discussion ensued about which properties should be included in order to protect the vision of the Historic District and which ones could be removed. HDC members will send Mr. Groce comments to be consolidated for review at the next scheduled work session in March.

With no further business, Commissioner Rozanski adjourned the meeting at 5:39 p.m.

Secretary, Laura Todd

| EXHIBITS |
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| The staff report and the following: |
| 1. Conditions of Approval (2/18/22) |
| 2. Applicant's Cover Letter (1/11/22) |
| 3. Aerial Photo showing existing and proposed campus |
| 4. January 27, 2022 HDC Meeting Minutes |
| 5. Manufacturers Cut Sheets of the Windows (2/8/22) |
| 6. Illustrative Site Plan Rendering (1/18/22) |
| 7. Preliminary Site Plans (1/11/22) |
| 8. Alternative Site Layout (1/25/22) |
| 9. Updated Architectural Renderings (2/9/22) |