

**AUGUSTA HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
THURSDAY, JANUARY 28, 2016 at 5:30 P.M.**

**The meeting was held in Linda Beazley Room, 1st floor Municipal Building, 535 Telfair St.**

THOSE PRESENT:

Jimmy Garren, Chairman	Dr. Russell Moores
Jimmy Anderson	Anthony Booker
Brandon Dial	Lucien Williams
Alison Fields	

THOSE ALSO PRESENT:

Anh Vu, Planner I, Planning & Development Dept.  
Lois Schmidt, Zoning Assistant Technician, Planning & Development Dept.  
Melanie Wilson, Director, Planning & Development Dept.  
Carletta Singleton, Strategic Long Range Planning Manager, Planning & Development Dept.  
Robyn Anderson, Historic Augusta, Inc.

5 Members of the Public

THOSE ABSENT:

Dave Barbee, Vice-Chair  
Paul DeCamp, Deputy Director, Planning & Development Dept.  
Kevin Boyd, Planner I, Planning & Development Dept.

Chairman Garren called the meeting to order and read the following regarding governing practices for the Historic Preservation Commission:

Good evening and welcome to the regular monthly meeting of the Augusta Historic Preservation Commission. The Historic Preservation Commission hears and makes decisions on applications for Certificates of Appropriateness (COA) in accordance with powers granted under Section 7, Chapter 4 of the Augusta, Georgia code.

In making a decision on a COA, the Commission may consider, but shall not be bound by precedent. Each case shall be decided upon its merits, applying the historic preservation ordinance and the applicable design guidelines. If a quorum is not present at a regular meeting of the Commission, a special meeting shall be held within 14 calendar days from such scheduled meeting. Any person affected by the Commission's decision may file an appeal with the Augusta Commission. The meeting will be conducted in accordance with the Commission's Bylaws and Rules of Procedure, and the latest edition of Roberts Rules of Order, unless otherwise directed by the majority of the Commission in session at the time.

The Commission encourages participation in this hearing and there is no restriction on who may address the Commission within the allotted time, but the Commission asks that public comments be brief, on subject and non-repetitive and directed to the Commission not to any individual or group.

1. COA # 15-50 – Certificate of Appropriateness – 123 Broad Street – Gregory C. Ford, on behalf of Realty Zone – Requesting to retain and finish construction of the front porch – Tax Map 047-2-134-00-0 – Olde Town – CONTINUED from the December 17, 2015 meeting.

- There was no petitioner present.

The Commissioner deferred the item to the end of the agenda at which time the petitioner still was not present.

A MOTION was made by Commissioner Williams that COA #15-50 be CONTINUED to the February 25, 2016 meeting; seconded by Commissioner Dial. MOTION carried unanimously.

- Chairman Garren recused himself from the Commission to present the following petition.
- In the absence of the Vice-Chairman a MOTION was made by Commissioner Williams that Commissioner Anderson become the Acting Chairman; seconded by Commissioner Booker. MOTION carried unanimously.

2. COA # 16-02 – Certificate of Appropriateness – 711 Milledge Road – James Garren, on behalf of Richard Sasnett – Requesting to amend the approved COA #15-17, consisting of changing the screen porch addition on the west elevation of the residence to a den addition – Summerville – Tax Map 034-4-009-00-0.

- Ms. Vu presented the petition and pictures and requested the staff report be entered into the record.

The following are the findings for this petition:

- The applicant proposes to amend the approved COA #15-17, by changing the screen porch addition on the west elevation of the residence to a den addition.
- The new space measures approximately 19'x24' and will function as a den.
- The proposed addition is one-story tall, contains approximately 450 sq. ft. of heated space and features a masonry fireplace. The den will be added on the west elevation of the residence.
- The addition will have eleven (11) window units with a six-over-six pane configuration. The new window and door pattern and header will match closely with the existing windows and doors.
- The addition will have an exterior door located on the north elevation. The door will be 2'- 8" wide.

- Exterior building materials consists of new brick veneer foundation and chimney, painted wood panels and trim, and architectural shingle roofing to match the existing.
- The roof pitch of the addition will match and not exceed the existing roof pitch of the residence.

Mr. Jimmy Garren, Garren Construction, 1427 Monte Sano Avenue, Augusta was present on behalf of the petition.

Mr. Garren stated his company took over this project after the work had begun. In the course of the project the family determined that a converting the open porch into a den would provide them much needed living space.

There were no concerned citizens present.

A MOTION was made by Commissioner Williams that COA #16-02 be APPROVED as presented; seconded by Commissioner Booker. MOTION carried unanimously.

- Chairman Garren resumed chairing the meeting.

3. COA # 16-03 – Certificate of Appropriateness – 725 Broad Street – Berry Smith, on behalf of Morris Communications – Requesting to amend the approved COA #15-27, consisting of a storefront façade change – Downtown – Tax Map 037-3-130-01-0.

- Ms. Vu presented the petition and pictures and requested the staff report be entered into the record.

The following are the findings for this petition:

- The applicant proposes to amend the approved COA #15-27 scope of work for the design of the storefronts due to manufacturing limitations and warranty issues.
- The original approved proposed work consists of the removal of the existing cast stone and installing a new storefront (on the left side of the building) to match the storefront located on the right side of the building.
- The existing shallow framing profiles on the storefront appear to have been fabricated on site when the storefront was originally installed.
- The frame dimensions and window span is not recommended.
- The manufacturer, Glass Service Center of Augusta, will not be able to issue a warranty for the new framing system and glass if the storefront design were to match what is currently located on the right side of the building.
- The storefront located on the left side of the building has been removed.
- The applicant proposes to remove the storefront located on the right side too and then install new 2-1/4” standard aluminum framing system with new glass on the left and right of the building. The storefronts will have multiple glass panes and doors.
- The proposed work will retain the original opening size.

Mr. Berry Smith, Morris Communications, 3720 Crest Drive, Hephzibah, GA was present on behalf of the petition.

Mr. Smith stated that he wishes to amend the approved plan for the storefront but would also like to request the Commission hear a request to amend the fourth floor windows that were also previously approved.

Mr. Smith stated the prior approval for the fourth floor windows was for 3 over 1 mutins. He is asking to amend that.

Chairman Garren requested the petitioner address the storefront issue first.

Mr. Smith stated the storefront window manufacturer will not warranty the larger storefront glass panes. He is requesting to install narrower panes of glass that will be the same height and have a sealed aluminum frame.

There were no concerned citizens present.

A MOTION was made by Commissioner Booker that the amended storefront plan for COA #16-03 be APPROVED; seconded by Commissioner Anderson. MOTION carried unanimously.

Chairman Garren recognized Mr. Smith and permitted him to address the fourth floor window issue.

Mr. Smith stated there has been a breakdown in communication between the contractor and the workers in the field. The mutin bars had to be added after installation. The project called for the replacement of 30 window sashes and the necessary numbers of mutin bars were provided by the manufacturer but the contractor installed them as 2 over 2 instead of the approved 3 over 1. They have been permanently affixed and when the contractor attempted to remove them on a couple windows the mutins and/or the window was damaged.

Mr. Smith stated they are asking to be allowed to retain the 2 over 2 divided light pattern.

Mr. Smith understood that the Commission may require him to return with a new petition for this request but thought he would attempt to add the request to the current petition.

Ms. Robyn Anderson, Historic Augusta, stated they feel very strongly that the approved 3 over 1 divided light pattern should be installed.

Commissioner Williams asked what a correction will entail.

Mr. Smith stated the sashes are custom Weathershield window sashes and they will all have to be repaired at an estimated cost of \$12,000.

Chairman Garren asked if the error was made by the manufacturer or the contractor.

Mr. Smith said the mutins were sent for after-market installation and the contractor made field error.

Commissioner Williams asked if the Commission has the authority to move on this request or must there be a new petition filed.

Ms. Vu explained the petitioner had discussed this prior to the meeting and was told it would be up to the Commission.

Chairman Garren asked if the error could be repaired.

Mr. Smith said no, new sashes will have to be ordered.

Ms. Anderson agreed the petitioner had notified interested parties of the error but Historic Augusta was under the impression the error was going to be corrected.

Chairman Garren suggested the petitioner submit a new petition to allow for proper notification and advertisement to be done. He also suggested the petitioner research all viable options and include this information in the new petition.

The Commission concurred with this suggestion.

Mr. Smith agreed.

4. COA # 16-04 – Certificate of Appropriateness – 735 and 739 Greene Street – Shawna Lloyd, on behalf of the Rachel Longstreet Foundation – Requesting to install a 6’ tall black steel fence with a single gate along the south property line of 735 Greene Street and install a 6’ tall black vinyl chain link fence with three strands of barbed wire and two 4’ tall pedestrian emergency exit gates in alley spaces of 739 Greene Street – Downtown – Tax Map 047-1-136-00-0 and 047-1-135-00-0.

- Ms. Vu presented the petition and pictures and requested the staff report be entered into the record.

The following are the findings for this petition:

- The applicant proposes to install privacy/security fencing in various areas of the properties.
- The proposed work will not affect the exterior of the building. The general scope of work includes the following:
  - Install a 31’ wide by 6’ tall black steel commercial grade ornamental fence along the south property line of 735 Greene Street. The fence will have one 12’ wide gate. The proposed fencing specifications consists of the following:
  - Fence height will be 6’ tall
  - 1”x1” pickets
  - 1-3/4” channels
  - 3” posts, except 4” posts for the gate terminus
  - Quad/spears finial

- Steel fence will be powder coated and painted black
- Install a 6' tall black vinyl chain link fence with three strands of barbed wire and two 4' tall pedestrian emergency exit gates in the alley spaces of 739 Greene Street.

Ms. Shawna Lloyd, Rachel Longstreet Foundation, 322 Eighth Street, Augusta was present on behalf of the petition.

Ms. Lloyd stated the Rachel Longstreet Foundation manages the Jessye Norman School of the Arts and they are experiencing problems with vagrants using their property and leaving behind garbage and human waste. School officials feel this is not only unhealthy but potentially unsafe for their students and staff and are requesting this fence.

Ms. Lloyd stated the fence will be similar to the fence for Richmond on Green along the street and the alley fence will more secure. Panic gates that meet Fire and Building codes shall be installed for safe exit.

There were no concerned citizens present.

A MOTION was made by Commissioner Booker that CAO #16-04 be APPROVED as submitted; seconded by Commissioner Field. MOTION carried unanimously.

5. Information Only – Updates on a Request for Proposals – RFP Item #15-217 – Summerville Historic Resources Survey, Phase 3.

Ms. Vu displayed a map of the Summerville Neighborhood survey area.

Ms. Vu reported Historic Augusta was awarded the contract for Phase 3 of the survey which will document approximately 555 parcels.

Ms. Vu reported Historic Augusta will conduct a kick-off presentation after the close of tonight's meeting.

6. Information Only – 2016 Historic Preservation Fund CLG Development Grant Application – Meadow Garden House Museum – 1320 Independence Drive – Tax Map 046-2-110-00-0.

Ms. Vu reported a grant has been completed and staff is requesting the Chairman review and sign a letter of support for the grant application. The grant amount requesting is approximately \$45,000 to be used to makewindow repairs at the Meadow Garden House Museum. The grant is a 60% / 40% financial match. If awarded, the Georgia Department of Natural Resources would be providing 60% of the funding and the remainder being provided by the property owner, the Georgia State Society, National Society Daughters of the American Revolution (DAR).

Chairman Garren reviewed the letter and signed.

7. Minutes from December 17, 2015 Meeting.

A MOTION was made by Commissioner Fields that the minutes from December 17, 2015 be APPROVED; seconded by Commissioner Booker. MOTION carried unanimously.

NEW BUSINESS:

AVAILABLE TRAINING:

Director Melanie Wilson reported a training opportunity exists for the members of the Commission. A one day training will be offered on Tuesday, March 8, 2016 in Athens for members of Historic Preservation Commissions. In order for the City of Augusta to maintain their certification members of the HPC need to be certified every three years.

Director Wilson reported the department will sponsor one member to attend and have their hotel and registration paid for by the department. The hotel may be booked for the night of the 7<sup>th</sup> to prevent anyone from having to drive so early to make the 8:30 a.m. start time.

Chairman Garren asked the cost of the training.

Director Wilson stated \$120.00 per person which includes meals. The training runs from 8:30 a.m. to 3:30 p.m. Rooms are starting at \$112.00 per night. The earlier the registration the better the prices.

Ms. Vu stated the deadline for registration is February 7, 2016 for the \$112.00 per night room rate.

Director Wilson asked that any interested Commissioner contact staff as soon as possible.

OTHER INFORMATION:

Director Wilson reported an Architectural Style Guide compiled by staff will be available soon. It will be provided to each Commissioner and will be available to public when they come into the office and possibly online. It will deal with the historically architectural designs and provide information that will help in a renovation/rehabilitation project.

Director Wilson thanked all the Commissioners for their service.

MEETING ADJOURNED