

AUGUSTA-RICHMOND COUNTY
HISTORIC PRESERVATION COMMISSION (HPC)
ROOM 803, MUNICIPAL BUILDING, AUGUSTA, GEORGIA
THURSDAY, APRIL 25, 3013 AT 5:30 PM

Members Present: Annie Rogers Jimmy Garren, Vice- Chair
 Alzenia Williams Anthony Booker
 Dave Barbee Scott MacGregor
 Alison Fields

Those Absent: Jimmy Anderson, Chair
 Mike Russell
 Marshal Master, Planning and Development Dept.
 Lois Schmidt, Planning and Development Dept.

Others Present: George A. Patty, Planning and Development Dept.
 Lynn Russell, Planning and Development Dept.
 4 members of the public

Please note the meeting was held at the Planning and Develop. Dept. at 525 Telfair Street

1. 13-08 – An application for a Certificate of Appropriateness – 2473 Wrightsboro Road – Kroeg Mixson Investments LLC , on behalf of Richard Hirschauer – new construction of two townhome style triplexes – Summerville – POSTPONED from March 28, 2013

Mr. Patty presented the petition and pictures and stated that the petitioner had made changes as suggested by the HPC at last month's meeting.

Mr. Jerry Reynolds and Mr. Robert Lacher were present on behalf of the petition. Mr. Reynolds stated that they had made some changes such as adding windows on the Wrightsboro Road side of the triplexes and modifying the porches. They also moved some of the parking to allow for some greenspace on Wrightsboro Road and are asking at this time for approval of a 3 foot wooden picket fence on the street sides of the property with privacy fence on the interior property lines. Mr. Reynolds stated that he had spoken with Eric Montgomery of Historic Augusta with regards to the changes. Mr. Montgomery said they did not want parking on Wrightsboro Road so they adjusted the plan. Mr. Reynolds stated he developed a successful development on Heard and Walton Way and his plan for the subject property is a better fit for the neighborhood than the commercial uses around it.

There were no concerned citizens present.

Commissioner Barbee stated he was concerned that projects of this type might spread in the district, maybe to Stovall or Central, and he did not feel this was the intent of the historic districts.

Mr. Reynolds stated that the property is zoned commercial so a business with a much more commercial look could be built there which could be less compatible with the historic district intents. He also said the Commission approved 2 other new builds on Craig Street in recent years and he feels this design is more in keeping with the area. He said this will be nicer than what is there now. He will not cut down any more trees/vegetation than necessary and will add heavy landscaping.

Commissioner Barbee said it will still be hardi-board with approved windows.

Mr. Reynolds said yes all materials will be allowable.

Commissioner Barbee quoted from Historic Augusta's comments regarding GA state law the requires an architect for all plans on structures for more than one family.

Mr. Patty said he had asked Marshall Masters from License and Inspection to attend tonight's meeting and explain this but he was unable to attend. Basically while they will need full architectural plans to obtain building permits we cannot ask a petitioner to spend that kind of money on designs that may not be approved and they would be forced to spend the money all over again. The plans as submitted meet the intent of the application process.

Mr. Patty said in general this is not what we want all of Summerville to look like but for this location it is probably better than what could be put there.

Commissioner MacGregor stated that this neighborhood has a lot worse designs already existing than what is proposed here and in his opinion it is not in the overall best interests of the City to deny a development of this sort on technical issues especially since it is on the very fringe of Summerville.

A MOTION was made by Commissioner Booker that 13-08 be APPROVED as amended; seconded by Commissioner MacGregor. MOTION carried with Commissioner Williams voting against.

2. 13-09 – An application for a Certificate of Appropriateness – 947 Greene Street – Brian McKinney, on behalf of A. J. Connell – requesting to demolish the building and create parking – Downtown

Mr. Patty presented the petition and pictures.

Mr. Brian McKinney was present on behalf of the petition. Mr. McKinney stated that he wants to demolish the structure to provide parking for employees of the neighboring business. All recycled materials will be used in the paving including crushed concrete from the structure. The lot will have access to Greene Street.

There were no concerned citizens present.

Commissioner Barbee asked if there was any historical significance to the building.

Mr. Patty said it was a 1930's era building and often these types of homes were replaced with larger homes or repeatedly added onto. This property is listed as non-contributing in the survey.

Mr. McKinney said they have been troubled with break-ins and vandalism.

A MOTION was made by Commissioner Barbee that 13-09 be APPROVED; seconded by Commission MacGregor. MOTION carried unanimously.

3. 13-10 – An application for a Certificate of Appropriateness – 1423 Stovall Street – Matthew Finch and Michael Strahler – replace wood windows with aluminum windows, remove rain gutters, repair driveway and other general repairs – Summerville

Mr. Patty presented the petition and pictures. He indicated that there is a 3 over 1 pattern that is common in the area.

Mr. Matthew Finch was present on behalf of the petition. Mr. Finch explained that they had obtained permits to work on the interior of the property and purchased and began installing the new windows not knowing they needed special approval. He apologized but requested to be allowed to retain the aluminum windows. The old windows were in terrible condition and not salvageable. He isn't sure yet what they are going to do with the front door but are going to replace it with something safer. They also want to remove the gutters.

There were no concerned citizens present.

Commissioner Barbee asked if they installed the windows themselves or hired someone.

Mr. Finch said they purchased the windows from a local company, All-Star Vinyl and they installed them.

Commissioner Garren said that these windows cannot be approved, not because they are aluminum or vinyl but because the grilles are between the glass. We can't approve them but what are their options.

Mr. Patty said they could deny them and they could appeal it and go to mediation with the Chairman to discuss options and try and find some middle ground. Or they go to All-Star and explain the situation and say they knew these windows were not appropriate in the district and ask them to make it right.

Mr. Finch asked if there was anything they could do to make the windows they already installed more appropriate and maybe just use different windows for the ones not yet installed.

Commissioner Garren said they might be able to do something to apply outside grills to the existing windows. It might be expensive and/or time consuming but it might be a viable fix. If All-Star can't do it you might be able to get a local business to make the grills for you.

Commissioner Williams asked if the petitioner was aware they were in the historic district.

Mr. Finch said no.

Commissioner Rogers said not knowing is not an excuse and we do not want to set a precedent.

Commissioner Garren suggested tabling the petition until the petitioner researches his options.

A MOTION was made by Commissioner Barbee that 13-10 be POSTPONED until the May meeting; seconded by Commissioner Booker. MOTION carried unanimously.

Commissioner Garren also told the petitioner to include what he intends to do with the front door - type, design ect.

4. Minutes from March 28, 2013 meeting.

A MOTION was made by Commissioner Barbee that the minutes from March 28, 2013 be APPROVED; seconded by Commissioner Booker. MOTION carried unanimously.

Commissioner Barbee asked how far around the city we have some authority on.

Mr. Patty explained that there are 3 districts and each has their own separate guidelines and the Commissioner must consider all factors within each district.

Commissioner Barbee said is there a way to get the message out of the districts boundaries.

Commissioner Garren said ignorance of the law is not an excuse. It does not fall under full disclosure.

Commissioner Barbee said its buyers beware.

Mr. Patty introduced the new member, Ms. Alison Fields.

MEETING ADJOURNED