

Minutes
Thomasville Historic Preservation Commission
City Council Chambers
7003 Ball Park Rd
Tuesday 7 February 2023 – 6:30 P.M.

The Thomasville Historic Preservation Commission meeting was held at the City Council Chambers on Tuesday 7 February 2023 at 6:30 P.M.

Members Present: Members: Casey Gardner, Jill Simpson, Katheryn Byrnes, and Steve Teglas
Staff Members: Chuck George; City Attorney: Misti Whitman; City Council Liaison: Lisa Shell

Members Absent: Lisa Edwards, Paxton Taylor, Marybeth Ford, Jennifer Gardner, and Dean Freeman.

1. Call To Order

As the chairman Dean was absent vice president Casey Gardner called the meeting to order at 6:40 P.M.

2. Approval of Minutes

25 October 2022 Minutes:

Casey Gardner asked for a motion to approve the minutes. Jill Simpson made a motion to approve the minutes of 25 October 2022. Katheryn Byrnes seconded. All in favor. None opposed. Motion carried.

27 December 2022 Minutes:

Casey Gardner asked for a motion to approve the minutes. Jill Simpson made a motion to approve the minutes of 27 December 2022. Katheryn Byrnes seconded. All in favor. None opposed. Motion carried.

3. Misti Whitman Report

Misti requested a motion to move her report to after the COA hearings. Steve made a motion. Jill seconded. All approved. Misti's report moved after the COA.

4. Application for Certificate of Appropriateness (Public Hearing)

COA-22-11

Property Owner/Application: Jennifer Mayhall

Location: 16 Carmalt Street

Scope of Work consists of the following:

- 1) Window Replacement – Already replaced by contractor (Approved)
- 2) French Doors – French door already installed by contractor (Tabled) – The owner has requested to delay proceedings until 28 February 2023
- 3) New Front Door (Approved)

Katheryn Byrnes called for a motion to move this COA to the 28 February 2023 meeting as the COA application requested the motion to be moved as they can't make the 7 February 2023 meeting. Jill Simpson seconded the motion. All in Favor, none opposed. Motion passed - COA has been moved to 28 Feb 2023.

COA-23-01

Property Owner/Application: Andrew Clement, A&H Development LLC

Representative: Heather Fearnbach, Fearnbach History Services, INC.

Location: 17 East Main Street

National Registry Site: NR 2019

Proposed Designation of the T. Austin and Ernestine Lambeth Finch House

Misti Swore in:

Scott Ford, Mike Adam, Diane Adams, Andrew Clement, and Chuck

George

Chuck gave his staff report. Property owner Andrew Clement of A & H Development is seeking local historical landmark designation for the entire Finch House exterior and interior and its site, including the garage, to recognize the property's architectural significance. Character - defining features are enumerated below. The City of Thomasville Historic Preservation Commission's jurisdiction over interior spaces is limited to the features delineated in the following list. Heather Fearnbach has provided the study of the exterior and interior of the house and pasted this to the state. The state used this to provide a LOR. If this gets approved it goes to the council on the 20th to be approved by the city council.

In support of the application Andrew stood up and talked about how Heather wrote a report on the house which was started in 2018. In 2019 the house was nationally recognized. He talked about how the house was built in 1921 and doubled in 1923. The house was lived in until 1980.

Scott Ford talked about how important the house is and that the work done to it has been exemplary.

Mark and Diane were unsure on what the application was and their complaints did not have anything to do with the house being a local historical landmark.

Katheryn Byrnes made a motion for Finding of the Facts. The COA is consistent with the design standards of the THPC. It will not negatively affect the architectural and historical integrity of the properties in this area. Making the Finch House a local historical landmark will improve Thomasville's Historical District. Jill seconded. All in Favor. None Opposed. Finding of Facts passed.

Casey Gardner called for a motion of the COA decision based on the above finding of facts. Jill Simpson moves to proceed. Katheryn Byrnes seconded. All in Favor. None Opposed. The COA is approved.

COA-23-02

Property Owner/Application: Christopher Lewis

Location: 210 Salem Street

Salem Street Historic District

Proposed work: Replace all six columns, which currently are 4x4. We would put back 10x10 posts like the 1926 original.

Misti Swore in:

Chris Aaron Lewis, David Yemm, and Heather Lewis

Chuck gave his staff report. The applicant is requesting to replace the front porch 6 columns that are not original and rotting. The applicant requests to replace all 6 columns which currently are 4x4 posts. With 10x10 posts like the 1926 photos.

Staff finds the proposed work to be consistent with the design standard of the Historic Preservation Commission. It will not negatively affect the architectural and historical integrity of the streetscape properties in the Salem Street Historic District.

Chris talked in support of the application saying that replacing the 4x4 wooden posts with the original 10x10 posts will take the house back to looking like the original. They are going to get yellow wood and paint it white.

In support of the COA Scott Ford got up and talked about how since we have original photos of the house replacing the posts with 10x10 wooden posts makes sense. David

Yemm talks about how going back to the original design is extremely important to the Salem Street Historic District.

Jill made a motion for Finding of the Facts based on the fact that the COA is consistent with the design standards of the THPC. It will not negatively affect the architectural and historical integrity of the properties in this area. The posts that they want to replace are not the original design and they plan on using the original design. The owners showed photos of what the house looked like when it was built. Steve Seconded, all in favor, and none against.

Casey Gardner called for a motion of the COA decision based on the above finding of facts. Katheryn Byrnes seconded. All in Favor. None Opposed. The COA is approved.

COA-23-03

Property Owner/Application: Christopher Lewis

Location: 210 Salem Street

Salem Street Historic District

Proposed work: Replacement of brick wall struck by vehicle. The new brick wall will match exactly as the original brick wall was in 1926.

Chuck gave his staff report. The applicant is requesting to replace the damaged brick wall to match exactly the original brick wall from the enclosed photo of 1926. According to page 16, paragraphs 5 and 6 of the HPC standards allow the brick wall to be built back to its original state.

Staff finds the proposed work to be consistent with the design standard of the Historic Preservation Commission. It will not negatively affect the architectural and historical integrity of the streetscape properties in the Salem Street Historic District.

Chris talked about his application saying that the wall needs to be replaced as it was hit by a driver. The whole left entrance was destroyed. The insurance wants to replace the whole brick wall. Masons want to match the brick as close as possible to the original brick as they can't make the original brick anymore.

In support of the COA Scott Ford got up and talked about how since we have original photos of the house to show how it looked, what the owners want matches the photos. David Yemm talks about how going back to the original design is extremely important to the Salem Street Historic District.

Jill Simpson made a motion for Finding of the Facts based on the THPC standard: Replace in kind of historic walls and fences that are too deteriorated to repair, taking care to match the original in material, dimension, design, configuration, pattern, texture, and detail. It

will not negatively affect the architectural and historical integrity of the properties in this area. The owners want to replace the wall to match the original design of the wall. They showed pictures of what the original style was. Steve Seconded, all in favor, and none against.

Casey Gardner called for a motion of the COA decision based on the above finding of facts. Steve Teglas moves to proceed. Katheryn Byrnes seconded. All in Favor. None Opposed. The COA is approved.

COA-23-04

Property Owner/Applicant: Audelio Cisneros

Location: 12 Forsyth Street

Salem Street Historic District

Proposed Work: Approval of a rebuilt 10x20 addition on the rear of the house.

The exterior siding will match the existing siding on the house. The owner demoed and rebuilt without a building permit and COA approval.

Misti Swore in:

Ignacio Tiledo

Chuck gave his staff report. A stop work order was posted by staff for not having a building permit. When the applicant applied, staff informed him that his home was located in the historic district and COA requirements for improvements. Tonight, he requests approval for the portion rebuilt on the left rear of the house. The original was demoed because it was deteriorated. The exterior walls will have white vinyl siding to match the current siding on the house, and replace the shingles with black shingles, the same as on the house now.

The historic Preservation Commission standards recommend the design of the newly rebuilt section be compatible with nearby historic buildings in terms of its overall massing, height, roof form, street facade proportion, and scale. It is also important to ensure compatibility with neighboring historic buildings in terms of selecting and placing windows and doors and selecting finish materials and architectural details.

Based on the preceding comments, staff has determined the applicant's request to be consistent with the design standards of the Historic Preservation Commission and will not negatively affect the architectural and historical integrity of the properties of the streetscape in Colonial Drive School Historic District.

Ignacio stood up in support of his application saying that the house has been neglected and they want to bring it back up to liveable standards. The house is currently not liveable.

The Historical Preservation Community asked some questions. Casey asked if the size and shape from before will be the same after it is fixed, if they are adding windows, and if the new shingles will match the style and color of the current shingles. Ignacio said yes; the size and shape will be the same, no windows will be added, and the shingles will match.

Jill Simpson made a motion for Finding of the Facts based on the THPC standard: Replace in kind historic walls and wall features that are too deteriorated to repair, taking care to match the original in design, material, dimension, configuration, pattern, texture, and detail. Steve Seconded, all in favor, and none against.

Casey Gardner called for a motion of the COA decision based on the above finding of facts. Jill Simpson moves to proceed. Katheryn Byrnes seconded. All in Favor. None Opposed. The COA is approved.

5. Misti Whitman's Report Moved

Last meeting in December Scott Ford said that he resigned and wishes to remain as an alternate. City Council accepted his resignation as a verbal resignation is as good as a written one. Scott has been told to reapply if he wants to get back on the Historical Preservation Community. Misti wants to let us know that all resignations do not have to go via the chairman but via Misti.

She wants to know if we can make updates to the guidelines and have it become standards. How do we apply standards/guidelines with hard vs soft rules. Ex: replacing a blue 1996 door in poor conditions with the same door, door from another time, or door similar to another neighbor's house. Can't treat people's houses differently. Have to look at all the houses in the district. She wants to know if we can add a checklist similar to what the city of Spencer has in their checklists?

Misti said that she will work on getting the historical houses on the registry for relator lawyers so they can let their clients know.

6. Staff Report

Chuck doesn't have any and neither did Lisa.

7. Committee Reports

The finances have switched over to Steve.

8. Other Business

Katheryn is working on a meet and greet at the women's club.

Steve said that the city council gave us \$1000 and we should use that to help the post office get a light post and to get brighter lights so that we can see the Big Chair better. Thomasville has been nominated for the Main Street America Project and only 4 are selected. Working on beautification of the city can help us win the nomination.

Jill wants to get a tablecloth and is getting a presentation together for events.

David Yemm from the public stood up and talked about the Blue Ribbon Commission to figure out what to do with the old police department. David will advise as to the clean up day and public day to look at the police building. The open forum day is either May 4th or April 6th at 6am where you can provide ideas as to what you want done with the building.

9. Next Meeting

The next meeting is Tuesday 28 February 2023 at 6:30 P.M. in the City Council Chambers on Ball Park Road.

The deadline for COA Applications will be on Friday 3 February 2023 at 5 P.M.

10. Adjournment

This meeting was adjourned at 8:40 P.M on 7 February 2023.

Minutes submitted by Katheryn Byrnes.

Katheryn Byrnes
Secretary