

MINUTES OF THE LANDMARKS BOARD

DATE: November 4, 2020

TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time via Zoom.

Staff members: Michael Sparlin, Senior Planner and Tom Rykowski, Assistant Attorney

ROLL CALL:

Landmarks Board members: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Kent Brown, Layne Hunton, Randall Allen, Adam Letterman, Paul Lewis, and Kent Brown. Absent: None.

APPROVAL OF MINUTES: Minutes from August 26, 2020 and October 21, 2020 were approved.

NEW BUSINESS:

Certificate of Appropriateness:

220 E. Commercial Street – Ted Tabor, owner stated that he is remodeling the building that includes 7 loft apartments and a 1st restaurant. He stated that he changed out the front part of the entrance by removing the (1950 and 1960's era) aluminum/glass frame and adding 8' double wooden doors with cedar beam framework and mentioned the modification of the elevator being installed around early 1900's.

Mr. Paden Chambers opened the public hearing.

Mr. Randall Allen questioned the concrete squares on the building that was formally a bank and if they are being removed.

Mr. Tabor stated that they are being cleaned and repainted and not being removed. He stated originally there were marble squares but kept being vandalized and was replaced with concrete around and remodeled around 1950 and the windows will be replicated to the original windows from the 1800's.

Mr. Layne Hunton questioned the front entrance and if they were trying to replicate the 1800's original.

Mr. Tabor noted it won't be the 1800's, but more of the 1920's period of remodeling.

Mr. Layne Hunton noted the precedence in design.

Mr. Tabor said that they had large doors in the 1920's and the aluminum was added to in the 1950 remodel and it will not look like the original.

Mr. Paden Chambers asked about the pictures showing from the 1950's and the original picture from the 1800's and asked about the vault that was placed in the 1950 and noted that it really changed the building and if any other drawings or documentation.

Mr. Tabor stated that he has no other drawings or documentation.

Mr. Paden Chambers closed the public hearing.

Mr. Kent Brown stated that the bank is significantly altered and feels that the wooden entry needs molding or trim due to it looking too contemporary and plain.

Mr. Paden Chambers stated that the lower level was from the 1950/1960's, including the previous aluminum framework and does not believe the wooden doors and frame are compatible and gave a description of what would be more

accurate. He also noted that he wished the aluminum framework had not been removed and mentioned the design guideline recommendations to preserve from the 1950 storefront

Mr. Adam Letterman asked if there is guidance in this case.

Mr. Michael Sparlin stated that the Standards recommends retaining and preserving changes to structures, reading from the guidelines.

Mr. Layne Hunton stated that this is really two different buildings, the first floor is from the 1950/1960 and the rest of the building goes back to the 1800's and stated the current storefront remodel is not consistent with the Standards.

General discussion from the board members regarding the photo showing the original building with the round turret in front.

Mr. Kent Brown agrees to what is being said, however the aluminum framework from 1950/1960 is what the period they are using from the Design Guidelines.

Mr. Paul Lewis noted that he would like to keep the aluminum framework storefront.

Mr. Paden Chambers stated that he can not recommend the Certificate of Appropriateness, noting that it does not meet the recommendation of the Standards.

Board Action

Randall Allen motioned to **approve** Certificate of Appropriateness (220 E. Commercial Street). Kent Brown seconded the motion. The motion carried as follows: Ayes: None. Nays: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Kent Brown, Paul Lewis, Layne Hunton, Adam Letterman, and Randall Allen. Abstain: None. Absent: None.

MOTION FAILED

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review: None

COMMUNICATIONS: None

REPORTS:

Report on Committees: None

Application: None

Demolition: None

Historic Site and Districts

Jefferson Avenue Footbridge: Noted that it has an extra funding opportunity and Michael Sparlin will send out an e-mail.

Potential Local Nomination: Michael Sparlin talking with a potential nominee.

Communications:

Awards and Recognition: None

Design Guidelines: Paden Chambers noted that he was glad that the Guidelines were revised, and this helped regarding the 220 E. Commercial.

Administrative approval of C of A's: None

Any other matters that fall under the jurisdiction of the Board: None

ADJOURNMENT:

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Michael Sparlin". The signature is written in dark ink and is positioned above a horizontal line.

Michael Sparlin, Senior Planner