

## **COURTHOUSE SQUARE PRESERVATION COMMISSION**

Be it remembered that the Courthouse Square Preservation Commission did meet in regular session on Thursday, September 4, 2014 at 5:00 p.m. in the second floor courtroom of City Hall with the following members present:

Mike Overstreet, Chairman  
Lee Benoit  
Jim Pryor  
Donna Gottshall  
Judy Riddell  
Andy Phillips

Andrea Correll, City Planner  
Katrina Hourin, Assistant City Planner  
Virginia Pence, Architectural Consultant  
Virginia Boyd Tyson, Meeting Secretary

### **Call to Order**

The meeting was called to order by Chairman Mike Overstreet.

### **Approval of Minutes from the August Regular Meeting on Monday, August 4, 2014**

Commissioner Phillips made a motion to adopt the minutes from the August 4, 2014 regular meeting which was seconded by Commissioner Riddell.

All present voting aye, the motion passed.

### **Approval of Agenda**

Chairman Overstreet asked for a motion to approve the agenda as presented. Commissioner Riddell made a motion to approve the agenda with the postponement of Case #162 and the addition of a complimentary review, seconded by Commissioner Benoit.

All present voting aye, the motion passed.

### **Public hearing for Case # 157 – COA – Cliff Kinney – 1403 Van Buren Avenue, Suite 105**

Chairman Overstreet recuses himself.

Cliff Kinney was present before the Commission requesting a Certificate of Appropriateness for a business sign, 2-foot by 2-foot brushed aluminum sign with dark navy blue background and brushed aluminum lettering, it will be flush mounted against building wall using a blind stud on the building located at 1403 Van Buren Avenue, Suite 105.

Commissioner Phillips made a motion to approve the Certificate of Appropriateness for one (1) business sign at 1403 Van Buren Avenue, Suite 105. Commissioner Riddell seconded the motion.

All members of the Commission voting aye, the COA was granted.

**Public hearing for Case #160 – COA – Newk’s – 1309 University Avenue**

Mark Truby was present before the Commission requesting a Certificate of Appropriateness to replace pole sign at street, replace signage and awning on east/rear elevation, replace signage and awnings on west/front elevation, and replace signage and awnings on south/side elevation for the building located at 1309 University Avenue.

Mr. Truby explained that they are removing the red and white striped awnings along the front façade and replacing it with a black canopy with the copy print on it will be deleted so it will be a solid black panel. Ms. Pence explained that it is a non-compliant building and that they are going from brightly colored letters to a more neutral palate and the primary illumination does not face University Avenue. Mr. Truby explained that they are removing the sign that faces University Avenue and are not replacing it. Mr. Truby explained that this is the new, corporate brand that they are installing. In the back, the sign (for the pickup area) will be backlit, like the sign at the main entrance. The signs will be face lit and backlit. Ms. Pence explained that the main entrance sign is half way on the parapet wall so if it is not face lit as well as back lit then there is not another light in that area. Commissioner Gottshall stated that she had no issue with the signs. Commissioner Benoit reiterated that no signs will be facing University Avenue. Ms. Pence questioned if the new signs would have the individual neon signs that the old signs had Mr. Truby responded that they would but would be a lot less colorful.

Commissioner Riddell made a motion to approve the Certificate of Appropriateness for replacement signs at 1309 University Avenue. Commissioners Gottshall and Pryor seconded the motion.

All members of the Commission voting aye, the COA was granted.

**Public hearing for Case #161 – COA – Gus’s Fried Chicken – 306 South Lamar**

Lockwood Griffin was present before the Commission requesting a Certificate of Appropriateness to approve an ‘after-the-fact’ window replacement for the building located at 306 South Lamar Boulevard.

Mr. Griffin explained that the window needed to be replaced from its original single pane which broke during construction. He explained that it was originally a very large, heavy piece of glass and the only way the glass supplier (for safety purposes) would replace it was by breaking it up into two sections. Ms. Pence stated that this was a conservative way to meet the code with a vertical style. Commissioner Gottshall commented that it gave the storefront an old fashioned

look. Commissioner Overstreet also commented that it looked fine and safer for customers and pedestrians.

Commissioner Phillips made a motion to approve the Certificate of Appropriateness for the 'after-the-fact' window replacement at 306 South Lamar Boulevard. Commissioner Benoit seconded the motion.

All members of the Commission voting aye, the COA was granted.

### **Public hearing for Case #162 – COA – Randall Smith – 122 Courthouse Square**

#### **CASE POSTPONED**

### **Public hearing for Case #163 – COA – The Corner Bar – 1002 East Jackson Avenue**

Hudson Chadwick was present before the Commission requesting a Certificate of Appropriateness to replace two ground floor windows to match existing ground floor windows, a new 6-foot doorway entry on first floor east side to match (symmetrically) existing, replace second floor aluminum windows with 10-light French doors to match existing downstairs, add decorative iron railing on all second floor window openings on the building located at 1002 East Jackson Avenue.

Mr. Chadwick explains that they are expanding to the upstairs of their building and are adding an interior staircase downstairs to the left side of the building. He explained that it will be setback 4-feet so that it will be within code. He also explained that there are six (6) windows in that section and they will be replaced to match the current windows on the front of the building. The existing upstairs windows are aluminum, but will be replaced with French doors to match the downstairs windows. Ms. Pence questioned the French doors and the height. Mr. Chadwick explained that they are six inches above the ground which is why they need the exterior guardrail. Ms. Pence is concerned with the railing and suggested turning the proposal for upstairs inside out and doing crank-windows that open out with the rail on the inside so the exterior does not have a barred, jail-look. Commissioner Riddell questioned if the building and safety codes would accept the railing system they proposed. Commissioner Overstreet stated that it looks more historic if the railing is on the inside. Ms. Pence and Commissioner Riddell stated that they think the building will look nice with the removal of the shutters and changing the placement of the railings to the inside of the windows.

Mr. Chadwick explained that they are gutting the upstairs to build a second story to the restaurant. Ms. Pence is concerned with people leaning against the railings upstairs because there is not a lot of defense. The window does not come to floor level and they are similarly sized to the existing windows. Mr. Chadwick stated that the proposal originally had the railings on the interior with the windows opening out but there was concern because these windows were too expensive. However, he stated that they would reconsider and move the railings back inside if the Commission thought it would look better. Ms. Correll explained that there are two sets of codes that the windows and railings have to adhere to: the fire code and the building code. Commissioner Gottshall questioned the encasement windows and Ms. Pence responded that the

pattern of the windows would most likely change and that the windows would be two pieces that open separately but look like one larger piece when closed. Each window panel is 3-feet so there is a 6-foot placement span. Ms. Pence explained that the pieces across the façade would be consistent in size and opening. Mr. Chadwick explained that the ground floor window encasements open inward and are slightly smaller than the proposed upstairs windows. Ms. Pence explained that the outward-opening would be appropriate in this district.

Commissioner Phillips made a motion to approve for a Certificate of Appropriateness as amended for the replacement of two ground floor windows to match existing ground floor windows, new 6-foot doorway entry on first floor east side, replacement of second floor aluminum windows with 10-light French doors, and decorative iron railing on all second floor window openings subject to casement on second floor and no railing on the exterior of the building located at 1002 East Jackson Avenue. Commissioner Riddell seconded the motion.

All members of the Commission voting aye, the amended COA was granted.

### **Complimentary Review for property located at 400 North Lamar Boulevard**

Michael Terry was present before the Commission to discuss the new design for the terraces. Mr. Terry explained that the four terraces were approved and the construction has begun so he is bringing back a design for the terraces to move forward. He explained that they made the changes that were suggested from last meeting; restructured the roof and extended the entire canopy, added some decorative posts that also helps with the structure, and kept the railing similar to what was already approved. Mr. Terry explained that the material for the roofing is slate. Mr. Terry explained that in the new design there will only be one door to each terrace, so it is one room that has one terrace.

Mr. Terry stated that there will be a gutter-type system and it will be exposed and lead to the gutter system that is already in place. There will also be some color variation in the slate material but it will be a lighter gray color. The roof will be extended to the edge and helps the railing and terrace look more historic. Mr. Terry explained that the railing system has columns but will be the same railing as the ground-level region.

Chairman Phillips made a motion to adjourn which was seconded by Commissioner Riddell. All member of the Commission voting aye, the meeting was adjourned at 6:00 p.m..