

COURTHOUSE SQUARE PRESERVATION COMMISSION

Be it remembered that the Courthouse Square Preservation Commission did meet in regular session on Thursday, September 5, 2013 at 5:00 p.m. in the second floor courtroom of City Hall with the following members present:

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

Katrina Hourin, Assistant City Planner
Virginia Pence, Architectural Consultant
Leigh Norris, 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 5, 2013

Commissioner Phillips made a motion to adopt the minutes from the August 5, 2013 meeting which was seconded by Commissioner Pryor.

All present voting aye, the motion passed.

Approval of Agenda

Chairman Overstreet asked for a motion to approve the agenda with noted changes to allow Mike Bridge to address the Commission about his reappointment as a Commissioner and add an item to the agenda to discuss the Commission's recommendation to the Board of Aldermen for Mr. Bridge's reappointment. Another addition to the agenda was a complimentary review for Tom Stone on the property located at 425 South Lamar Blvd. Commissioner Phillips made a motion to approve the agenda as amended, seconded by Commissioner Gotshall. Chairman Overstreet called for a vote on approval of the agenda.

All present voting aye, the motion passed.

Mike Bridge addressed the Commission regarding the expiration of his term as a member of the Courthouse Square Historic Preservation Commission. He asked the Commission for their support for reappointment to the Commission and making the recommendation to the Board of Aldermen.

Public hearing for Case #123 – COA – Katherine Beck – 134 Courthouse Square

Katherine Beck, owner of Katherine Beck, was present before the Commission requesting a Certificate of Appropriateness to install an awning with her business name and logo on the front of the building located at 134 Courthouse Square. The awning will cover the whole front of the building and be navy blue in color with white lettering. Ms. Beck stated to the Commission that the previous business had an awning but it had been removed.

Commissioner Phillips made a motion to approve the Certificate of Appropriateness as presented for an awning with logo and business name for Katherine Beck at 134 Courthouse Square. Commissioner Benoit seconded the motion.

All present voting aye, the motion passed.

Public hearing for Case #124 – COA – Tre Amici Restaurant – 1107 Jackson Avenue

William Petro, owner Tre Amici Restaurant, was present before the Commission requesting a Certificate of Appropriateness to place a wooden framed sign with metal lettering on the existing awning at 1107 Jackson Avenue. Mr. Petro stated that the sign would be centered on the awning.

Commissioner Pryor made a motion to approve the Certificate of Appropriateness as presented for the installation of a wooden framed sign with metal lettering on the existing awning at 1107 Jackson Avenue. Commissioner Phillips seconded the motion.

All present voting aye, the motion passed.

Public hearing for Case #125 – COA – Trustmark Bank – 106 Courthouse Square

Katie Jo Collins and Emily Clayton were presented before the Commission on behalf of Trustmark Bank requesting a Certificate of Appropriateness to open the front porch ceiling and to paint to match the existing trim. Ms. Collins stated that the bank has some issues with water standing when it rains and this would help to prevent further damage to the building.

Commissioner Benoit made a motion to approve the Certificate of Appropriateness as presented to open the front porch ceiling and paint to match trim on the building at 106 Courthouse Square. Commissioner Gotshall seconded the motion.

All present voting aye, the motion passed.

Public hearing for Case #126 – COA – Round Table – 132 Courthouse Square

Jonathon Maddox was present before the Commission on behalf of 'The Round Table' requesting a Certificate of Appropriateness to make the following modifications and an expansion to the rear of the space located at 132 Courthouse Square:

1. The rear patio will be expanded into the adjacent open space by extending the existing block wall and metal railing cap along the alley way. A second exit gate will be installed in the new section of fence. Both the gate and new wall will match existing construction.

2. The existing covered outdoor service area, adjacent to the block wall, will also be extended and will match existing.

3. The new patio area will be held off the south property line by approximately three (3') feet to accommodate service access for adjacent buildings. A six (6') foot wooden fence will provide security and screening.

4. The existing second floor deck will be extended along the back of adjacent building to provide egress from the second floor.

Mr. Maddox stated that the proposed changes are meant to be seamless and improve the overall look. He stated that there was a lease agreement in place in order for 'The Round Table' to occupy the adjoining property.

Commissioner Phillips made a motion to approve the Certificate of Appropriateness as presented with the following condition to allow the above stated modifications and expansion:

1. The Certificate of Appropriateness approval is subject to receipt of a copy of the lease allowing 'The Round Table' to occupy the adjoining space.

Commissioner Benoit seconded the motion.

All present voting aye, the motion passed.

Public hearing for Case #127 – COA – The Lyric – 1006 Van Buren

Bradley Bishop, 'The Lyric', was present before the Commission requesting a Certificate of Appropriateness to remove three (3) window frames and brick underneath, on the west side of the building located at 1006 Van Buren Avenue, to install doors. He stated that this would be in the alley way between 'The Lyric' and 'South Depot Taco Shop' and would not be visible from the street. Mr. Bradley stated that he plans to expand the catering kitchen to allow for food orders to be picked up through a to-go window/door. He also plans to turn one space into a restroom with only entrance from the alley and the other door would serve as a service entrance for trash removal and deliveries.

The Commission expressed concerns regarding safety in case of emergency and if there would be a maximum occupancy load for the space. After much discussion, Alderman Phillips made a motion to approve the Certificate of Appropriateness as presented to allow the opening of three (3) windows on the west side of the structure at 1006 Van Buren, as doors with the following condition:

1. The Certificate of Appropriateness approval is subject to compliance with all city codes and ordinances along with written approval from the fire, police, EMS, and public works departments. Compliance with signage and the building department must also be met.

Commissioner Pryor seconded the motion. Chairman Overstreet called for a vote with the following results:

Commissioner Phillips	Aye
Commissioner Pryor	Aye
Commissioner Overstreet	Aye
Commissioner Gotshall	Nay
Commissioner Benoit	Nay

With majority affirmative vote of the members present and voting, the motion passed.

Complimentary Review – Tom Stone – 425 South Lamar Blvd (Checkers)

Tom Stone, representative of investors of the old Checkers property located at 425 South Lamar Blvd, was before the Commission to present the proposed idea for the property. He stated that the investors of the property would be requesting a Certificate of Appropriateness for demolition of the site and a Certificate of Appropriateness for construction of a three (3) story hotel with underground parking and access from University Avenue and South Lamar. Mr. Stone informed the Commission that the proposed structure would not exceed the maximum height allowance and would meet the required setbacks from the property lines.

The Commission expressed major concerns with visibility approaching the proposed structure from University Avenue and also the visibility for motorists traveling south on Lamar. The Commission voiced its apprehensions regarding the safety of the ingress and egress on both South Lamar and University. Overall, the Commission was concerned with the large scale of the structure and that it would be too massive for such a small lot and its placement at a major intersection and entrance to the square.

Recommendation to the Board of Aldermen for Courthouse Square Historic Preservation Member (Bridge Reappointment)

At this time Commissioner Overstreet made a motion to declare the need for a closed session to discuss the recommendation to the Board of Aldermen for Courthouse Square Historic Preservation Member. Commissioner Phillips seconded the motion.

At this time Commissioner Gottshall made a motion to declare a closed session to discuss a Courthouse Square Historic Preservation member recommendation. Commissioner Benoit seconded the motion:

At this time the meeting was in closed session.

Commissioner Gotshall made a motion to come out of closed session which was seconded by Commissioner Beniot.

Upon entering open session, Chairman Overstreet stated that no action was taken during closed session.

Commissioner Phillips made a motion to adjourn, Commissioner Pryor seconded.

All present voting aye, the meeting was adjourned.