

HISTORIC PRESERVATION COMMISSION

September 14, 2004

5:30 P.M.

Members Present: Goodloe Lewis
 Sara Davidson
 Keith Mansel
 Teresa Flautt
 Cody Giles
 Cynthia Parham
 Judy Riddell
 Phyllis Yarbrough

After the meeting was called to order, the minutes of the July 13, 2004 meeting were brought forth for approval. Motion was made to approve the minutes by Commissioner Yarbrough, seconded by Commissioner Flautt. All members present voting Aye.

The minutes of the August 10, 2004 meeting were also brought forth for approval. Motion was made to approve the minutes by Commissioner Yarbrough, seconded by Commissioner Riddell. All members present voting Aye.

PUBLIC HEARINGS

There came for discussion public hearing for case # 006 – Campbell McCool application for new construction located at 707 University Avenue. Campbell McCool stated he acquired this property on Tyler approximately 4 months ago and is before the Commission for a Certificate of Appropriateness for what is actually phase II of an existing project. This parcel of property fronts on Tyler Avenue, which is in the Depot Neighborhood Preservation District. This property also backs up to what is 707 University Avenue and will be incorporated into one address on University Avenue. The architectural style of the structures is to be southern classical with 19th century brick, 32 feet in height, seamed metal roof, wood columns, iron detaining on porch, wood 8/8 panel windows with operable wood shutters, as well as, Cypress front doors. Mr. McCool stated he felt had gone to great lengths to design these structures to be historical in style.

Doug Fancher, 629 Van Buren Avenue, stated he feels the project violates the character of the district, is an intrusion into the district by being a phase II of an existing project and finally the proposed 32ft height will not be in keeping with the environment of the preservation district.

Mavious Hovious stated the project would blend in well with other projects in the neighborhood and welcomed it.

Claiborne Barksdale addressed the Commission with his feelings that the project was of historical quality, architectural, and would replace a non-contributing structure.

Margaret Fancher, 629 Van Buren Avenue, also felt the project was a continuation of the 707 University Avenue project that was intruding into their

neighborhood and was concerned about the inconsistent historical street rhythm the project would make.

After much discussion, motion was made by Commissioner Giles, seconded by Commissioner Flautt to approve the Certificate of Appropriateness with the following conditions:

1. Owner will provide a visual break between these properties and the properties on University Avenue with natural vegetation 10ft tall at maturity.
2. Owner will paint the wood trim and spindles.
3. Owner will build property 30ft tall, i.e. 2ft shorter than that which is presented.
4. Units on Tyler Avenue will be reduced in square footage to only 1,800 square foot per unit.

Also, it was noted in discussion that a deviation from the guidelines as to height was permitted in light of the following:

1. General agreement from the public present at the meeting as to the conditions present above.
2. This property will be 30ft back from the street, farther than any other properties on the street.
3. There will be a two story house built next door and a condo property across the street.
4. The general character of the district (but not necessarily the street) included two story structures.

Commissioners voting aye: Goodloe Lewis, Teresa Flautt, Cody Giles, Judy Riddell, and Phyllis Yarbrough

Commissioners voting nay: Sara Davidson, Keith Mansel and Cynthia Parham

Motion was APPROVED by a 5 to 3 vote.

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There came for discussion public hearing for case # 007 – Mike & Mona Mills application for a fence located at 211 S. 5th Street. Mrs. Mills stated they would like to construct a faux wood dog eared fence on the north side of the property. Motion was made by Commissioner Fiddell, seconded by Commissioner Flautt to approve the Certificate of Appropriateness for the fence with the following condition:

1. The fence will begin 8ft back from the corner of the house.

All members present voting Aye.

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There being no further business to come before the Commission, the meeting was adjourned.