



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

January 9, 2025

TIME: 4:30 PM

1. A CALL TO ORDER

Rush Denson called the meeting to order at 4:31 p.m.

2. APPROVAL OF MINUTES

1. Approve December 12, 2024 minutes

A motion was made by Debbie Purves to approve the December 12, 2024 minutes. The motion was seconded by Linda Lanz. All approved.

3. PUBLIC HEARINGS

(Limit comments to 3 minutes or less)

Rush Denson opened the floor for public comments. There were none.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

2. 110 S. 8th St: Downtown Historic District

COA: Facade Renovation

Applicant: CJCF, LLC

Agenda Item #: 1

Meeting Date: 01/09/2025

Action Requested: COA: Façade Renovation

Location of Property: 110 S. 8th St; Downtown Historic District

Petitioner: CJCF, LLC

Resources:

Early 20th c.: two story brick load bearing walls with flat arched windows on original second level façade; new glass and metal storefront at pedestrian level. Second story window have been boarded up.

Proposal: The petitioner requests a COA for the following:

1. Remove existing plywood and aluminum storefront, brick knee wall and wood paneling that frame entry.
2. Install new wood clad windows (black) in the upper openings, and black aluminum or steel storefront at the street level. Reclaimed masonry from knee wall will be used as a base for the storefront to mediate grade. Brick will be painted dark grey to match the storefront and unify the intervention into the existing opening.
3. Install two new black stained/painted wood doors-one to the left leading to stairs to second floor, and one in the middle for the retail space. Both will be recessed to keep the door swing off the street and create a shop/display window.
4. Transom windows to be installed above doors (like ZaZu's) and existing awning repainted.
5. Openings on rear to be black aluminum framed windows.

Proposed Guidelines:

STOREFRONT - #2.

Preserve existing historic storefronts. Retain characteristic storefront features.

DISPLAY WINDOW: Maintain the original dimensions and transparent nature of the display window. Do not add small paned windows or reflective glass.

COLUMNS: Maintain cast iron columns and brick and stone piers which frame the storefront.

TRANSOM: Retain original shape and transparency of the transom. Do not place a sign over the transom, If an interior ceiling has been lowered below the transom, it should be recessed from the storefront. Do not place air conditioning units in the transom.

RECONSTRUCTED STOREFRONT -#3

Reconstruction of a historic storefront should be based on physical evidence and

historical documentation such as photographs.

RE-CONSTRUCTION: Obtain historic photographs, post cards of downtown, and historical background about the building by contacting the historical society, library, and/or state archives.

NEW STOREFRONT .#4.

If documentation of the original storefront does not exist, design a new storefront that is compatible with the materials, size, scale, and character -defining features of nearby buildings.

NEW DESIGN: Respect the original design of the building and visual character of the district. Do not add early colonial features, attempt to create a theme, or make a building more ornamental than it originally was. The new design should incorporate characteristic elements of a traditional storefront, including the display window,

transom, recessed entrance, and bulkhead using compatible materials. (see Preservation Brief #11)

UPPER STORY WINDOWS #7.

Preserve the size, shape, details, and transparency of upper story windows.

PRESERVATION: The glass, sash, hardware, and window surrounds, including the lintel or decorative window hoods, should be preserved and maintained. Add shutters to the exterior only if they originally existed. Shutters should be operable or should at least appear to be operable; when closed over an opening, they should fit the size of the opening. (see Preservation Brief #9, 10)

RE-ESTABLISHMENT: Consider reopening closed or blocked windows. In some cases, closed exterior shutters may be used to define original window dimensions. Instead of boarding up windows when the second story is not in use, hang curtains or interior shutters to give the building an occupied appearance. Reflective and dark, tinted glass is not appropriate.

REPLACEMENT: Replacement windows are only recommended when historic windows can not be rehabilitated. When replacement windows are installed, they should match the historic window in size, style, and materials and have the same number of panes. Interior storm windows are preferable to exterior ones. Wood windows are recommended, but painted metal windows may be acceptable. (see Preservation Brief #3)

DOORS - #9.

Preserve the original front doors and opening.

PRESERVATION: The original size and shape of door openings should be maintained, not in-filled. Original doors and door hardware should be repaired and maintained. Replacement doors, when necessary, should be compatible with the original doors in terms of style, size, material, and glass panel configuration.

NEW OPENINGS: When the creation of new openings is necessary in order to meet fire codes, they should be located on sides or to the rear of buildings, rather than on the front. New openings, when permitted, should be compatible in scale, size, proportion, and placement to historic openings.

CLOSING AN OPENING: If the blocking of an opening is allowed, infill materials should be compatible with the building and should be placed 2" to 6" back from the building face. Use of fixed reflective glass is not recommended.

Staff recommendation:

1. Staff recommends approval of removing existing plywood and aluminum storefront, brick knee wall and wood paneling that frame entry.

2. Staff recommends approval of new wood clad windows (black) in the upper openings, black aluminum or steel storefront at the street level, and the use of reclaimed masonry as a base for the storefront to mediate grade.
3. Staff recommends approval of two new stained/painted wood doors on front façade.
4. Staff recommends approval of recessed front facade to keep the door swing off the street and create a shop/display window. This is in rhythm with openings along adjacent properties.
5. Staff recommends approval of transom windows above doors.
6. Staff recommends approval of installing aluminum framed windows on the upper front and rear.
7. Applicant shall return for sign approval prior to installation.

Discussion:

Staff gave an overview of the project.

Debbie Purves asked about the window on the rear that is boarded up, staff commented that it will be opened, and a window installed. The steel door on the rear will remain and everything given a fresh coat of paint. Jeremy Clark confirmed that three aluminum clad windows in a traditional style will be installed on the rear. The infilled window will not be opened.

There was no additional discussion.

A motion was made by Debbie Purves to accept as presented. The motion was seconded by Aaron Kovak. All approved.

3. 715 1st Ave: Downtown Historic District
COA: Facade Renovations
Applicant: Richard Patton
Agenda Item #: 2
Meeting Date: 01/09/2025
Action Requested: COA: Façade Renovation
Location of Property: 715 1st Ave; Downtown Historic District
Petitioner: Richard Patton

Resources:

Montgomery Company-Old Renfro Brothers cotton Warehouse: 1878, enlarged 1909-19024; one story brick load bearing wall construction round and flat arched openings; corbelled brick cornice.

Proposal: The petitioner requests a COA for the following:

1. Consisting of four openings, each will be infilled with new black aluminum storefront and receive awnings to shield from rain and solar exposure. Glazing will include (from east to west) a service window, a single-entry door to coffee service, a double entry door to the bakery area and customer seating and two double-casement windows at the seating area.
2. All glazing (window) systems will be set deep in the façade to express the wall's thickness and be mounted on the interior face (similar to Resting Pulse). The base of the service window and casement windows in the dining area will be weathering steel panels set back 6" from the façade to emphasize the depth of the existing masonry wall.
3. Awnings of exposed metal steel matching the historic patina of the existing masonry will be above each opening. The main double entry door will receive a canopy of rolled steel to match the archway of the opening and signify the major entry point. All other openings will receive a more horizontal awning, cable hung, and similar to the neighboring record store. The arched awning will project 3ft while the horizontal awnings project 2" and are mainly for solar shading.
4. Other construction will include new roof, mechanical system and interior work.

Proposed Guidelines:

STOREFRONT - #2.

Preserve existing historic storefronts. Retain characteristic storefront features.

DISPLAY WINDOW: Maintain the original dimensions and transparent nature of the display window. Do not add small paned windows or reflective glass.

COLUMNS: Maintain cast iron columns and brick and stone piers which frame the storefront.

TRANSOM: Retain original shape and transparency of the transom. Do not place a sign over the transom, If an interior ceiling has been lowered below the transom, it should be recessed from the storefront. Do not place air conditioning units in the transom.

RECONSTRUCTED STOREFRONT -#3

Reconstruction of a historic storefront should be based on physical evidence and

historical documentation such as photographs.

RE-CONSTRUCTION: Obtain historic photographs, post cards of downtown, and historical background about the building by contacting the historical society, library, and/or state archives.

NEW STOREFRONT #4.

If documentation of the original storefront does not exist, design a new storefront that is compatible with the materials, size, scale, and character -defining features of nearby buildings.

NEW DESIGN: Respect the original design of the building and visual character of the district. Do not add early colonial features, attempt to create a theme, or make a building more ornamental than it originally was. The new design should incorporate characteristic elements of a traditional storefront, including the display window, transom, recessed entrance, and bulkhead using compatible materials. (see Preservation Brief #11)

Staff recommendation:

1. Staff recommends approval of black aluminum storefront windows and doors.
2. Staff recommends approval of weathered steel panels below both service windows back 6" from the façade to emphasize the depth of the existing masonry wall.
3. Staff recommends exposed metal steel, rolled steel canopy matching the archway above store entrance, and horizontal awnings with cable supports above all other windows.
4. Applicant shall return for sign approval prior to installation.

Discussion:

Staff provided an report on proposed changes.

Aaron Kovak stated they are mimicking the record shop with a skirt at the bottom of a couple of these. Contractor Jeremy Clark with Compass Construction, explained the aluminum storefront will be like the record store except that awning was actually bent around the arch. Here, we are going to utilize the same detail used at Resting Pulse. The details will be set behind it so that you can read the whole arch. The reason we infilled from the bottom of windows is because tables will be against the windows. Aaron Kovak stated he loves what they are doing but questions of the weathered metal matches historically with the rest of the building. Jeremy Clark said the storefront window will stop at window height and the steel will be below. Debbie Purves asked if it is sealed at any point. Jeremy Clark explained that this is a special type of steel called Corten, which is a different type of alloy. As it rusts, the rust encapsulates the rest of the steel. You don't get the penetrating rust you get from normal steel, it's just a veneer. Staff asked if the rust would drain onto the sidewalk? He said he is unaware of this happening. But he has not used it in this application. He has used it as siding. Debbie Purves asked if it does drain onto the sidewalk,

can they then seal it? Staff responded that if it becomes a maintenance issue damaging the public sidewalk, a letter would be issued requiring it to be addressed. Jeremy Clark stated he thinks the steel fits the industrial-warehouse feeling of this block. This is the same steel being used as the awning across the street at The Boxcar, tying in the two.

Debbie Purves motioned to approve with the understanding that if rust onto the sidewalk, it can and will be addressed. Aaron Kovak seconded the motion. All approved.

4. 702 N Railroad Ave: Downtown Historic District
COA: Facade Renovation and New Addition
Applicant: Richard Patton
Agenda Item #: 3
Meeting Date: 01/09/2025
Action Requested: COA: Façade Renovation & New Addition
Location of Property: 702 N. Railroad Ave; Downtown Historic District
Petitioner: Richard Patton

Resources:

Building after 1924; one story, high elevation, brick load bearing wall construction; old windows filled with brick; corbelled brick cornice.

Proposal: The petitioner requests a COA for the following:

1. Unbrick the front openings facing N. Railroad and infill with new black aluminum glazing windows and door unit. Glazing will be primarily vertical. A weathered steel awning will be installed over both windows and entry. Awnings are detailed with exposed connections and raw steel.
2. Install new egress door at the northeast corner (facing 7th Street) and potentially smaller vertical openings high in the wall to bring natural light into the space. These openings are narrow and tall to minimize structural headers and align with the header courses that accentuate the façade. Skylights may be used in place of these openings.
3. New construction of a small rooftop addition with a stair tower to access the roof. The addition will be set back to the rear of the building

and will be hardly visible from the street except for the 7th Street façade where the length of the tower will be visible. All visible walls will be dark grey/charcoal masonry and set back from the parapet wall. Small windows will provide light and will not be visible from the street.

Proposed Guidelines:

STOREFRONT - #2.

Preserve existing historic storefronts. Retain characteristic storefront features.

DISPLAY WINDOW: Maintain the original dimensions and transparent nature of the display window. Do not add small paned windows or reflective glass.

COLUMNS: Maintain cast iron columns and brick and stone piers which frame the storefront.

TRANSOM: Retain original shape and transparency of the transom. Do not place a sign over the transom, If an interior ceiling has been lowered below the transom, it should be recessed from the storefront. Do not place air conditioning units in the transom.

RECONSTRUCTED STOREFRONT -#3

Reconstruction of a historic storefront should be based on physical evidence and historical documentation such as photographs.

RE-CONSTRUCTION: Obtain historic photographs, post cards of downtown, and historical background about the building by contacting the historical society, library, and/or state archives.

AWNINGS - #5.

Awnings should be compatible with the design of the building and the streetscape.

PRESERVATION: Preserve original canopies and awning hardware where feasible.

MATERIALS: Fabric awnings are appropriate. Vinyl coated canvas and acrylic

awnings may be acceptable. Metal awnings may be appropriate in a few instances, but rough sawn wood, plastic, or asphalt shingle awnings give an immobile, hard, mansard—like appearance and are not appropriate.

DESIGN: Retractable or fixed standard shed—type canvas awnings are appropriate. Fake mansard roofs and rustic wood shingle awnings are inappropriate. Carefully coordinate the awning color with other building design features.

LOCATION: The awning should fit the dimensions of the storefront within the masonry opening and should not obscure architectural details. Mount the awning just above or just below the transom. Where feasible, align the awning so that it is the same height as others on the block. Upper story awnings should fit inside the window surround. Arched windows should have awnings shaped like the curvature of the arch, and rectangular windows should have rectangular awnings.

UPPER STORY WINDOWS #7.

Preserve the size, shape, details, and transparency of upper story windows.

PRESERVATION: The glass, sash, hardware, and window surrounds, including the lintel or decorative window hoods, should be preserved and maintained. Add shutters to the exterior only if they originally existed. Shutters should be operable or should at least appear to be operable; when closed over an opening, they should fit the size of the opening. (see Preservation Brief #9, 10)

RE-ESTABLISHMENT: Consider reopening closed or blocked windows. In some cases, closed exterior shutters may be used to define original window dimensions. Instead of boarding up windows when the second story is not in use, hang curtains or interior shutters to give the building an occupied appearance. Reflective and dark, tinted glass is not appropriate.

REPLACEMENT: Replacement windows are only recommended when historic windows can not be rehabilitated. When replacement windows are installed, they should match the historic window in size, style, and materials and have the same number of panes. Interior storm windows are preferable to exterior ones. Wood windows are recommended, but painted metal windows may be acceptable. (see Preservation Brief #3)

UPPER FLOOR ACCESS - #8.

Improve access to the upper floors where feasible.

LOCATION: New stairs, elevator shafts, and balconies should be located on the rear or side facade. Consider opportunities to combine exit stairs with adjacent buildings. New stairs should be of a simple design and should not attempt to create a historical appearance.

ADDITIONS

As buildings change and grow to satisfy diverse purposes and needs, it is important that additions to historic commercial buildings be designed in such a way that they do not overpower the original building. Additions should be built so that they could be removed at a later date without damaging the original structure.

NEW CONSTRUCTION - #29.

New construction should be compatible with neighboring buildings.

COMPOSITION: New buildings should define the three basic divisions of a commercial facade: a top which is typically a flat roof with a parapet and decorative cornice; a middle area defined by the upper story windows which are vertical and regularly placed; and a bottom which is transparent and has the elements of a storefront, including a bulkhead, a display window, and a transom.

MATERIALS: New materials should relate to the historic materials in terms of texture, scale, color, and composition. New buildings should utilize the same materials as those on existing historic structures. Masonry, particularly brick, is an appropriate material. Inappropriate materials are plywood, composition panel, plastic, imitation brick or stone, vinyl or synthetic siding, sheet metal, and stone veneer. Neither stucco nor concrete block impart the same scale or texture as brick.

SIZE / SCALE: New buildings should be in scale with existing buildings. This means that they should not be appreciably taller, shorter, wider, or narrower than the buildings adjacent to them. Multi—story buildings should have a vertical emphasis, meaning that they should be taller than they are wide. The scale of key elements and details should refer to nearby buildings.

RHYTHM OF OPENINGS: The design, scale, and placement of openings in buildings, which provide a visual rhythm along the street, should be continued. Walls should be divided into bays by windows. New construction should avoid creating long unrelieved expanses of wall along the street. Window openings should be vertically proportioned and placed symmetrically on the facade. They should be slightly recessed back from the surface. Windows should be defined by sills, lintels, or decorative surrounds.

ORIENTATION / ALIGNMENT: Orientation of new construction should match that of existing adjacent buildings. Facades should face the same direction

as those of neighboring buildings. The similar heights of buildings are emphasized by the alignment of cornices and/or horizontal bands of second story windows. New construction should continue the visual continuity of horizontal elements.

SETBACK / SPACING: New buildings should conform with adjacent or surrounding buildings in terms of their setback and the spacing between buildings. Historically, blocks of commercial buildings directly fronting the sidewalk are attached to each other, sharing a party wall. New buildings should create a continuously walled complex that holds the lines of the streets. Generally, avoid buildings designed as free-standing objects.

STYLE: The design of new buildings should complement existing historical architecture rather than attempt to imitate it. The new construction should be distinguishable from the old so that the evolution of the Main Street district can be visually read. New designs should creatively draw on the important characteristics of existing buildings.

LANDSCAPE: Site planning should respect the precedents set by other buildings in the block. In areas where many trees form a bower across the streets, new plantings should be planned to achieve a similar effect. For walls, fences, and paving, use materials consistently found in the district. (refer to Design Guideline #22)

Staff recommendation:

1. Staff recommends approval of new aluminum framed storefront entry and reestablished windows.
2. Staff recommends approval of weathered steel awnings with metal framing.
3. Staff recommends approval of new egress doors on side and rear.
4. Staff recommends approval of new windows along the side and rear to allow additional light for these are minimal in size and do not distract from the building. In the event it is determined that skylights are needed, applicant shall return with renderings to show type and visibility.
5. Staff recommends approval of new construction rooftop addition that is set back to the rear of the building from the front façade parapet wall. Windows and doors shall be consistent with all others.

Discussion:

Staff provided an overview of the project.

Jeremy Clark stated the second story addition will be a grey brick to differentiate it from the historic building. Staff explained the proposed narrow windows allow for the equipment inside to be mounted between them while still providing needed lighting.

There was no further discussion.

Debbie Purves motioned to approve. The motion was seconded by Linda Lanz. All approved.

6. OTHER BUSINESS

5. Enforcement Report
Staff reported that one maintenance letter had been sent out and she is awaiting a response.
6. Staff Report
Staff provided the board with the 2024 Annual Report for all Historic Preservation activity.
7. Next meeting DATE
1. Next meeting February 13, 2025

7. ADJOURN

A motion was made by Debbie Purves to adjourn. The motion was seconded by Linda Lanz. All approved.

The meeting adjourned at 4:55 p.m.

Rush Denson, Chair

Linda Lanz, Secretary