



# HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

**May 8, 2025**

**TIME: 4:30 PM**

1. A CALL TO ORDER

Rush Denson called the meeting to order at 4:37 p.m.

2. APPROVAL OF MINUTES

**A motion was made by Debbie Purves to approve the March 13, 2025 minutes. The motion was seconded by Aaron Bushey. All approved.**

1. Approve March 13, 2025 minutes.

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. 1000 3rd Ave: Northside Historic District  
COA: Install New Driveway and Carport  
Applicant: Pythoge Construction

**Agenda Item #: 1**

**Meeting Date: 05/08/2025**

**Action Requested: COA: Install New Drive and Carport**

**Location of Property: 1000 3<sup>rd</sup> Ave; Northside Historic District**

**Petitioner: Pythoge Construction**

**Resources:**

*Circa 1925. One story, wood frame bungalow with side gable roof of asphalt shingles, shed dormer with two lites, weatherboard siding, off centered door, flanking double hung sash windows, recessed porch, tapered columns. Contributing Resource.*

**Proposal:** The petitioner requests a COA for the following:

1. Install new 20ft wide concrete drive with a turnaround pad using existing curb cut. Shrubs (*viburnum suspensum*) will be planted along 10<sup>th</sup> Street for screening. Expand existing drive from 11ft wide to 14ft wide.
2. Construction of wood framed two-car carport with breezeway connecting to side entrance along 10<sup>th</sup> Street with brick column base and trapezoid shaped wood columns wrapped in metal, beadboard ceiling, vinyl siding, and metal roof to coordinate with existing home.

**Proposed Guidelines:**

1. Outbuildings:
  - a. Garage and storage buildings should reflect the character of the existing structure and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture and details.
  - b. Garages, if visible from the street, should be situated on the lot as historically traditional from the neighborhood.
  - c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.
2. Appurtenances: Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

The following items DO NOT require a COA:

- Maintenance repairs to garages and accessory buildings when there is no change in the design and material

The following commonly requested projects require a COA:

- Garages and accessory structures not larger than 8' x 12' in rear yards and not visible from the street (staff approval)
- Garages and accessory structures larger than 8' x 12' or that are visible from the street (commission approval)

**Staff recommendation:**

1. Staff recommends approval of concrete drive with turnaround and shrubs for screening and expanding existing drive.
2. Staff recommends approval of double carport with breezeway matching existing house in materials.

**Discussion:**

Staff provided an overview of the proposed double carport with breezeway and new drive. The carport will be of the same design, using materials to match the existing home. The homeowner will use the existing curb cut at the rear of the property and extend the drive to the house. Shrubs will be planted between the sidewalk and the new drive for screening.

There was no further discussion.

**A motion was made by Debbie Purves to approve as presented. The motion was seconded by Linda Lanz. All approved.**

6. OTHER BUSINESS

3. Enforcement Report

Staff reported that one enforcement letter had been sent regarding a nonconforming sign.

4. Staff Report

Staff reported on two upcoming webinars. Details will be sent to all commission members.

5. Next meeting DATE

1. Next meeting June 12, 2025

7. ADJOURN

**A motion was made by Debbie Purves to adjourn. The motion was seconded by Aaron Bushey. All approved.**

The meeting adjourned at 4:45 p.m.

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Rush Denson, Chair

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Linda Lanz, Secretary