

**City of Natchez**  
**Preservation Commission Regular Meeting**  
**Wednesday, January 13, 2021 5:15 p.m.**  
**Council Chambers**  
**115 S. Pearl Street**  
**Natchez, MS 39120**

**CALL TO ORDER**

The meeting of Wednesday, January 13, 2021 was called to order by Chairperson Andy Sartin.

**ROLL CALL**

**Commissioners Present:** Andy Sartin, Chairperson  
Marty Seibert, Vice-Chairperson  
Leonardo Lang  
Smokey Joe Frank  
Shirley Petkovsek  
Liz Dantone  
Frances Morris  
Charles Hill  
Mac Hazlip

**Commissioners Absent:**

**Staff:** Riccardo Giani, City Planner

**MINUTES**

**Motion:** I move to approve the minutes from the October meeting, and defer the minutes from the November and December meetings.

**MOTION BY:** Commissioner Marty Seibert

**SECOND BY:** Commissioner Frances Morris

**In favor:** ALL

**Opposed:** NONE

**CHAIRPERSON'S REPORT:** None

**PUBLIC HEARING APPLICATIONS:**

**1. Application #NPC 21-02. Smoots Properties, LLC, 319 Broadway St., Map #41-111B-9: Request for an exterior alteration extend the roof to cover an existing porch and enclose a rear portion of the building.**

Mr. Giani gave staff comments.

**Background:** This property is located within the On-Top-of-the-Hill Historic District. The applicant is proposing exterior alterations, including a roof line alteration to cover the existing porch and to enclose the rear of the porch for storage. The applicant altered the porch slightly with the addition of steps prior to approval by the Commission. When the alteration was made, the Historic Natchez Foundation (HNF) and planning staff met with the applicant to get all alterations approved by the Commission through formal review.

**Staff Findings:** The applicant is requesting to extend the porch roof to the corner of the open deck. The overall roof shape or roof slope will not be changed. The new portion of the roof will form a hip where it intersects with the existing portion. A post will support the roof at the corner of the deck and will match the existing posts. The new roof will match the material existing on the building, and all wood will be painted/treated to match existing.

Steps were added to the building's porch prior to an application being filed. Planning and HNF staff immediately met with the applicant to construct a formal application to the Preservation Commission. In addition, staff ensured that the proper design was used to continue the unique design of the balustrade. The Historic Natchez Design Guidelines state that when new stairways are constructed that, "a new stairway that conforms to the size and scale of the porch or the rest of the building." (pg. 87)

Towards the rear of the building, not readily visible from the street is an open porch not connected with the front and side porch. The applicant would like to enclose this area with the same tin material that currently exists on the building. The enclosure would be brought to the existing post and steps. A single, solid wood door would be the only opening proposed on the new enclosure. There are no existing handrails on the rear porch.

The applicant informed of a request after the application had been submitted, involving the installation of a glass enclosure above the cap rail and between the posts on the Broadway Street side of the existing porch. The Guidelines state that, "porches may only be enclosed with glass if the glass is placed behind the columns and handrails and the frame system to support the windows is simple and unobtrusive and as few vertical and horizontal divisions as possible." (pg. 83)

**APPLICANT COMMENT:** Tate Taylor and John Norris, owners, were present to make comments. Mr. Taylor stated that originally the corner was left uncovered to accommodate for a tree that was preserved. Since then, the tree has been removed as it presented a hazard. They would like to cover this corner without altering the existing roof slope or shape to provide protection from the elements. Additionally, he stated that they would like to enclose the rear portion for extra storage and office space.

Lastly, they would like to include a request to enclose a portion of the porch with glass to offer further protection from the elements.

**PUBLIC COMMENT:** No objections were received.

**STUDY SESSION:** Commissioner Seibert asked where the glass enclosure would be proposed. Mr. Taylor stated that the glass enclosure would start under the porch, at the building's corner to the porch railing.

Carter Burns, Historic Natchez Foundation, stated that the large glass panels would be behind the columns, cap rail and spindles and extend back to the main building, conforming with porch enclosures in the Design Guidelines.

John Weaver, architect, stated that the enclosure in the back would utilize the same siding material (tin) and feature a salvaged wooden door, per recommendations.

Chairperson Sartin recommended that the Commission review and approve the application as submitted and wait until more visual and dimensions are received regarding the glass enclosure.

**Motion:** I move to approve application #NPC 21-02, request for the exterior alterations for the following:

- Alter the roof line to extend over a post, constructed to match existing roof and porch materials and design.
- Addition of porch steps, continuation of existing balustrade design and painted to match existing.
- Enclose rear porch with matching building material (tin).
- A salvaged, solid wooden door for access to the new enclosure.
- Conceptual approval of glass enclosure contingent on more information being submitted at next meeting.

**MOTION BY:** Commissioner Marty Seibert

**SECOND BY:** Commissioner Liz Dantone

**In favor:** ALL

**Opposed:** NONE

**2. Application #NPC 21-03. Vidal Davis, 305 Lambert St., Map #41-114C-50:  
Request for demolition of a residence.**

Mr. Giani gave staff findings.

**Background:** The applicant is requesting a demolition of a residence. According to the parcel report, the structure was built mid-20<sup>th</sup> century (1940).

**Staff Findings:** When requesting demolition within the local review district, the Natchez Preservation Ordinance states that any application must meet the following criteria:

- a. The individual architectural, cultural, and/or historical significance of the resource.
- b. The importance or contribution of the resource to the architectural character of the district and, where appropriate, the damaging impact of the resource on the architectural character of the district.
- c. The importance or contribution of the resource to neighboring property values and, where appropriate, the damaging impact of the resource on neighboring property values.
- d. The commission shall consider the difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail.
- e. Following recommendation for approval of demolition, the applicant must seek approval of plans for the property, as set forth in Section VIII, B, prior to receiving a demolition permit and other permits. When such plans contemplate new construction, the applicant shall provide the commission with plans for this purpose, which shall include, but shall not be restricted to, project concept, preliminary elevations and site plans, and completed working drawings for at least the foundation plan which will enable the applicant to receive a permit for foundation construction.
- f. Applicants that have received a recommendation for demolition shall be permitted to receive such demolition permit without additional commission action on demolition, following the commission's recommendation of a permit for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of Section VIII, B, are met, and the applicant provides financial proof of his ability to complete the project.
- g. When the commission recommends approval of demolition of a resource, a permit shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments, and agencies.

The house is not in terrible condition, however the Masonite siding, aluminum windows, and 3-tab roof are all showing signs of deterioration. The house is not similar to other mid-century or post-WWII homes that would be considered historically significant, due to its irregular window patterning and a complex roof shape, with many roof lines. The applicant indicated a replacement structure would be planned and designed, however these plans have not been finalized. If the Commission is agreeable to the demolition of the residence, an approval can be contingent on plans for a replacement structure being received. Planning staff recommends this conditional approval as it will let the applicant know that a demolition is feasible upon submittal of plans detailing the replacement structure.

**APPLICANT COMMENT:** The applicant, Vidal Davis, was present for comments. He stated he plans to demolish the residence and sell the lot, or construct a new residence on it.

**PUBLIC COMMENT:** No objection letters were received.

**STUDY SESSION:** Commissioner Seibert asked Mr. Davis if he has plans to rebuild on the lot. Mr. Davis stated he currently does not have a plan for a replacement structure. Mr. Davis stated that he would most likely sell the lot for someone else to rebuild.

Commissioner Seibert commented that the house is at the end of a street, not visible from the main thoroughfare (Washington Street), and not of any historical significance.

Mr. Davis also stated that because of erosion and the house's orientation, it is difficult to maintain.

Commissioner Dantone agreed with the Commission Seibert's comments and asked the applicant that the concrete foundation that occupies a large percentage of the lot be removed during the demolition. Paved parking and driveways in the front setback is discouraged and inappropriate for the Historic District. Mr. Davis agreed to removing the concrete during demolition.

**Motion:** I move to approve application #NPC 21-03, request for the demolition of an existing residents with the following conditions/comments:

- Approved without plans for a replacement structure because of location at the end of the street, will not be a "missing tooth" for neighborhood.
- Current structure detracts from surrounding historically significant residences and is damaging to property values.
- Removal of concrete pad within the front setback (20' from curb).

**MOTION BY:** Commissioner Liz Dantone

**SECOND BY:** Commissioner Marty Seibert

**In favor:** ALL

**Opposed:** NONE

### **3. Application #NPC 21-04. Dunleith Investors, LLC, 84 Homochitto St., Map #45-103A-9: Request to construct a porch on the rear side of the restaurant building.**

**Background:** The subject property, “Dunleith” is a National Register Property. The applicant is not proposing any exterior alterations to the main building, but only to one of the rear buildings that used to house the horses and carriages. This building has acted as the property’s restaurant, and will continue to serve this purpose under new ownership. The applicant is proposing to add a raised deck on the rear of the restaurant building.

This proposal is part of a Historic Tax Credit project and has already received approval from the Mississippi Department of Archives and History (MDAH).

**Staff Findings:** The proposed deck will be about 44’ wide and 18’ deep, and will be positioned within the rear façade’s inset. The proposed deck will extend about 9’ past the rear most portions of the building, towards the existing pool. The deck will be composed of a composite decking material, wooden posts, wooden railings, and a standing seam metal roof. The floor of the deck will be accessible from the upstairs dining room through side doors from the existing bay window, these windows will be retained. Two doors, matching the existing bay windows as close as possible, will be added on either side of the 3-pane window. Underneath the deck, stained concrete will cover the ground to provide addition space for outdoor dining.

The Historic Natchez Design Guidelines recommends that when additions are proposed that they, “should be placed in the rear of a structure to minimize the impact of the addition and restrict visibility from the street.” (pg. 97) Additionally, the Guidelines continue to state that, “additions to historic buildings should be sympathetic to the design of the historic structure and should not detract or take away from the historic character or integrity.” (pg. 96) The applicant is looking to replicate the horizontal wooden railings on the proposed deck, to match existing railings on existing buildings. As stated before, this addition will be to the rear of the restaurant and will not be visible from the public right of way.

The applicant is also developing a strategy to replace the existing gravel driveway and parking areas. There are currently a few different types of paving material on the property including gravel, crushed limestone, and exposed aggregate. The applicant has evaluated several different materials including asphalt and chip-seal. The overall goal is to improve the surface so that the existing negative aspects (dust, drainage, accessibility) can be remedied in a historically appropriate manner. According to the Guidelines, there are several factors that proposed driveways should consider including, “materials for parking area, location in relations to the historic structures, placement of the driveway and parking area on the lot, and the best way to make a modern driveway and cars as unobtrusive as possible.” (pg. 91) In search for paving material, the applicant reached out to the National Park Service for specifications regarding the “coarse” asphalt used on the Natchez Trace Parkway. The paving material is brown in color (after weathering) and has large pieces in the pavement, giving it a gravel appearance.

**APPLICANT COMMENT:** Mike Blattner (co-partner) and John Holyoak (General Manager) were present for comment. Mr. Blattner stated that Dunleith as a business was losing about \$1 million a year, and the real revenue were coming from weddings. He continued by stating the only way the acquisition made sense is to make the restaurant/bar portion profitable again. In this new COVID climate, the importance of having outdoor seating cannot be stated enough. Mr. Blattner and his partner have been working with Waycaster and Associates, the Historic Natchez Foundation, and MDAH to come up with the most appropriate solution to enhance the restaurant. In addition to the requested addition to the restaurant, the applicant also asked the Commission to review a new paving material for the driveway.

John Holyoak spoke to the Commission about the existing condition of the driveway. In his time working for the property, Mr. Holyoak explained that the current gravel driveway caused many problems and hazards. Gravel creates dust, potholes, accessibility issues, scrapes vehicle rims, and scuffs shoes. In viewing the various alternatives, with the assistance of the HNF, the one that has been selected is an asphalt paving material used by the National Park Service on the Natchez Trace Parkway. This paving material is cost-effective, long-lasting, and has brown pigment in it so as to not to have the modern effect of a black asphalt driveway.

**PUBLIC COMMENT:** No objection letters were received. Carter Burns, HNF, stated that this is a state tax credit project and has been approved by MDAH. He also stated that the handrails featured on the rear addition were replicated from the front of the building to maintain continuity.

Chairperson Sartin confirmed with Mr. Holyoak regarding all the portions of the driveway that were to be paved. A map was submitted showing the existing paving materials.

Commissioner Petkovsek stated that she appreciates the investment that Mr. Blattner and his partner have made in Natchez and the fact that the project has been pre-approved by MDAH.

Commissioner Dantone asked if the handrails on the rear could be painted white. The reason being that the handrails with the same design in the front are white and the color could contrast better with the darker trim on the rear. Mr. Holyoak is open suggestions.

Commissioner Seibert commented that the downspouts are brown and that white handrails may clash. Commissioner Seibert asked Mr. Holyoak to submit a paint application, with some alternative colors. Mr. Holyoak agreed.

**Motion:** I move to approve application #NPC 21-04, request for the exterior addition to the rear of the Castle restaurant and the paving of the driveway, as submitted. A paint application for the rear addition will be submitted to the Paint Committee.

**MOTION BY:** Commissioner Shirley Petkovsek

**SECOND BY:** Commissioner Frances Morris

**In favor: ALL**

**Opposed: NONE**

**4. Application #NPC 21-05. Church Hill Properties, 114 High St., Map #41-111B-19: Request to construct a temporary deck.**

Mr. Giani gave staff findings.

**Background:** The applicant is requesting construction of a temporary deck. The applicant received approval in 2020 (NPC 20-16) for an exterior addition. The proposed deck is to accommodate outdoor seating temporarily until the previously approved addition can be built.

**Staff Findings:** When proposing an addition or new construction of a deck, the Historic Natchez Guidelines recommend that the new structure is sympathetic to the original design, material composition, scale, orientation, and setback relationship. (pgs. 95-97) Temporary structures are usually not encouraged in the City, however the reasoning for the deck emanates from the need for outdoor seating due to the ongoing COVID-19 pandemic.

The deck will be approximately 30' x 30' including a 5' wide handicap ramp on the front. The deck is positioned about 5' in front of the existing building line (including roof overhang). The composition of the deck will be all wooden. The horizontal handrails with capped posts will run the perimeter of the deck and handicap ramp. The deck will have a skirted bottom, planning staff recommends that lattice or other appropriate material is used for the skirting. The deck meets all setback requirements for the commercial zoning district it is located in. The main concern staff has with the construction of the deck is if it becomes permanent, it will visually dominate the site and detract from the principal building.

**APPLICANT COMMENT:** Tate Taylor and John Norris, owners, were present for comment. Mr. Taylor assured staff and the Commission that the deck would be temporary and would be removed once the previously approved addition is ready to be constructed. They are working with the City on a TIF (Tax Increment Financing) project that will help repair and construct sidewalks and adequate storm water drainage around the block so that pedestrians will not have to deal with the existing hazards.

**PUBLIC COMMENT:** No objection letters were received.

**STUDY SESSION:** Chairperson Sartin asked if the deck will be stained or painted. Mr. Taylor stated that a stain or color has not been finalized but they are willing to work with HNF and the paint committee to find an appropriate scheme.

Commissioner Dantone cited a comment on the submitted site plan that the deck will be painted to match the existing building. She also asked planning staff if the deck met setback standards. Mr. Giani stated that the setbacks for commercial properties within the Historic District are flexible, and that the deck conforms to these setback requirements (B-2 HD).

**Motion:** I move to approve application #NPC 21-05, request to construct a temporary deck, as submitted.

**MOTION BY:** Commissioner Charles Hill

**SECOND BY:** Commissioner Liz Dantone

**In favor:** ALL

**Opposed:** NONE

**5. Application #NPC 21-09. Natchez Mississippi Opportunity Fund, 200 N. Broadway St., Map #41-111B-1: Exterior Alterations to Railroad Depot.**

Mr. Giani gave staff findings.

**Background:** The City of Natchez published an RFP for the Canal St Railroad Depot in December 2019. After reviewing the bids, the City selected Church Hill Variety as the tenant to create a venue that would supplement the Natchez Bluff's recreational and entertainment value. The Coronavirus pandemic caused delays to the project, however the City has now received plans and are entering the lease agreement stages. The applicant will be control of modifications of the leasable area, including the building, and a small area outside the building labeled as Area D on sheet A100 provided. The City will likely be responsible for other site enhancements, not including the adjacent privately owned parking lot.

Prior to any acceptance of a lease, the Preservation Commission and the Mississippi Department of Archives and History have to approve any alterations to the building and site. This application has been sent to MDAH and is awaiting review at their monthly meeting. Any decision of approval from the Commission should be conditioned on an approval granted by MDAH.

**Staff Findings:** The applicant is proposing minor alterations to the site and building, the scope of the alterations is as follows:

1. Doors for public restrooms (Sheet A201 and A402, 8)
2. Construction of 7' fence to screen HVAC units.
3. Create ADA accessible inclines to entrances with matching paving material.

The applicant is proposing to replace both double doors on the north side of the building. Each set, one on the Northwest and Northeast sides of the building, will be replaced with single doors. The replacement single doors will maintain the design of diagonal wooden patterning, and the size of the opening will not change. Due to the reduction in door size, the opaque diagonal wooden paneling will also occupy the side and transom areas of the door frame.

The wooden fence that will conceal the new HVAC units will be 7' tall, with posts. The Guidelines recommend locating modern elements towards the rear or behind

screening material to ensure that it is not visible from the public right of way. Additionally there will be a row of native small bushes planted along the northern side of the fence enclosure, as shown on the plans.

Lastly, the existing condition of the brick pavers is poor and needs to be repaired prior to the encouragement of foot traffic. The applicant (and eventually the City) will be undertaking of repairing the pavers so that they are even. The pavers will be altered at two entrances (Southern and Southwestern) to create ADA accessible slopes so that the building is accessible to all.

**APPLICANT COMMENT:** John Weaver, architect, was present for comment. Mr. Weaver stated that their intention is to have minimal exterior site improvements as to retain the historic integrity of the property. He stated that there is one addition not shown on the plans, which are the installation of decorative light fixtures above the restroom doors and over doors on the other side of the building. They are currently working with HNF to find the most appropriate lighting fixtures.

**PUBLIC COMMENT:** None

**STUDY SESSION:** Commissioner Seibert asked that that the proposed lighting fixtures be submitted to the Commission prior to installation. Mr. Weaver agreed and would send it as soon as one is selected.

The Commission also inquired about the light poles and cabled lights attached. Mr. Weaver stated that those shown do not represent final design as they are still seeking to match the new light poles to the ones already on the bluff.

**Motion:** I move to approve application #NPC 21-09, conceptual design for the amphitheater at the Broadway St Depot, contingent on MDAH approval.

**MOTION BY:** Commissioner Marty Seibert

**SECOND BY:** Commissioner Liz Dantone

**In favor:** ALL

**Opposed:** NONE

**6. Application #NPC 21-10. Alex Lehrman, 404 Main Street., Map #41-111E-54: Request for an exterior alteration to install an awning.**

Mr. Giani gave staff findings.

**Background:** The applicant is requesting the installation of a new awnings on the front façade. The property is listed in the Adams County Landmarks Inventory with the following description:

“A wide stone elliptically arched opening dominates this two-story façade constructed as the front of a jewelry store (Circa 1886). The building is part of an

early building extending to the corner of Pearl Street, which building still exists behind this present Victorian façade...

Two slightly projecting stones at each side of the opening were inscribed “Diamonds and Watches” and “Cutglass and Silverware.” Within the arched opening, the store front has been completely remodeled out of character with the façade.

The upper story is [made] of brick and has three large windows beneath a rough stone lintel that is continuous across the façade. The paneled parapet, with corbelled buttress at each end, is ornamented with simple band of corbelled brickwork.”

**Staff Findings:** The applicant is requesting to install an “eye-lid” shaped awning in the elliptical shaped arch mentioned in the landmark inventory description. The applicant has indicated that they have no intention of harming or altering the existing façade, meaning the awning will be removable without damaging the façade permanently. The awning contractor has also relayed to planning staff that he is designing the awning with this in mind, to not affix the awning in a way that would damage the existing façade materials.

The applicant is proposing a light pink color for the awning, specifically SW 6309 Charming Pink. The color of the awning will also be used on the door, door trim, window trim, and fascia. The awning contractor has relayed to planning staff he and the applicant are searching for canvas awnings in this color or another acceptable color. Planning staff recommends approval of the awning, with the condition that the final color be submitted on paint application if the selected color is not feasible.

**APPLICANT COMMENT:** Alexis Lehrman, applicant, stated that in their investigation for an awning it is now not feasible without damaging the existing façade. They would like to still install a hanging sign, utilizing existing holes on the façade. Lastly, they are proposing a very lightweight chicken wire to install along the existing wood on the façade, to decorate with flowers. The applicant is proposing plastic flowers as the color in silk flowers fade with the exposure to sunlight.

**PUBLIC COMMENT:** None

**STUDY SESSION:** Chairperson Sartin confirmed that the applicant is proposing to paint all areas around door/mirror, window trim, and white stone squares on either side of the façade.

Commissioner Dantone confirmed with the applicant that there is an existing mirror next to the door, and not another opening. The applicant confirmed that it is a mirror and will remain.

**Motion:** I move to approve application #NPC 21-10, request for the exterior alteration to install a hanging sign, flower installation, and the paint colors, as submitted.

**MOTION BY:** Commissioner Marty Seibert

**SECOND BY:** Commissioner Mac Hazlip

**In favor: Charles Hill, Frances Morris, Charles Hill and Smokye Joe Frank  
Opposed: Shirley Petkovsek, Liz Dantone, and Leonardo Lang**

**Motion passed by majority, 6 to 3.**

**UNFINISHED BUSINESS:**

**1. Application #NPC 20-62. Dub Rogers, 302 Orleans St., Map #41-113A-26:  
Request for an exterior alteration to the front façade of the residence.**

Mr. Giani gave staff findings.

**Background:** The applicant came before the Commission at the December 2020 meeting requesting conceptual approval on a new residence design. After receiving the Commission's comments the applicant has revised his design to blend within the neighborhood.

At the last meeting there was a question regarding handrail requirements per Building Code. According to Code and common general practices, a handrail is not required for raised porches under 30" from ground to floor level.

During meetings with the applicant and visits to the site, the feasibility of leaving the shell of the building and rebuilding the hipped roof was considered. However the building is in a state of extreme dilapidation. Due to the building's state, a rebuild would need to take place in either scenario and the applicant prefers a single-story front facing gabled structure.

**Staff Findings:** The applicant is requesting review of the revised elevations most visible from the public right-of-way. The front (North) and side (West) elevations are the most visible from the public right-of-way.

The revised front elevation shows three equally spaced and sized openings with door sized louvered shutters. In meetings with the applicant, it was ensured that the spacing between the shutters was adequate so that the shutters could open and function like other shutters in the Historic District. The frame of the gable will be projected from the façade, as well as a horizontal beam to give the façade depth. A gable window is featured, however it can be altered to a different shape and size, if recommended by the Commission. The façade will be composed of hardie board horizontal lap siding, as with the rest of the house.

The West side elevations will remain the same as the submission from last month, however the 3' x 8' windows will be raised to match the height of the proposed transom to create a more even window patterning. The rear elevation as well the other side elevation remain as submitted. Due to the condition of the building, if the elevations

need to be revised further, the applicant is requesting approval to demolish the building as it's in a state of extreme dilapidation.

*Mr. Giani that the applicant expressed the desire to compromise on the windows and has offered to install 2 over 2 windows rather than the 3' x 8' windows proposed.*

Commissioner Sartin asked planning staff if the height of the proposed porch has been determined. Staff stated that the applicant said the porch height will be less than 30", not requiring handrails per Building Code.

**APPLICANT COMMENT:** Mr. Rogers was present to answer any questions.

**PUBLIC COMMENT:** None.

**STUDY SESSION:** Commission Seibert stated that it is uncommon for a projected gabled structure to have an opaque wall on the side elevation. Mr. Giani stated that the applicant had expressed in a preliminary meeting that this is to block incoming headlights from vehicles rounding the corner at S. Wall/Orleans Street.

Chairperson Sartin confirmed with the application that interior of the projected gable were exposed. Mr. Rogers stated that this was correct, the horizontal beam would in line with the front of the gable, not flush with the façade.

Mr. Rogers stated that the scale, materials, and orientation of the building were intended to blend in to the physical characteristics of the buildings in the surrounding area, with some incorporations of modern designs.

Commissioner Hazlip asked the applicant if he had considered using plantation style shutters, as they are commonly seen throughout the District. Mr. Roger stated that he intends to use custom shutters or reclaimed if possible.

Commissioner Dantone stated that in her opinion plantation style shutters are more appropriate for the District as they have been used to enclose portions of porches. Commissioner Dantone also offered the following comments about other design aspects of the proposal:

- Louvered plantation shutters on front façade should not have a space between shutter doors, all three shall be equal in size and spacing. Commissioner Dantone referenced the color image submitted by the applicant (in file)
- Attic window featured in the gable should be square and louvered.
- Support the modification of 2 over 2 windows to replace 3' x 8' windows on west elevation, windows should be raised above finished floor elevation by 18".
- The transom window should be in line with the top of the 2 over 2 windows.
- The porch height will be lower than the required porch height for handrails, per building code (30").

Commissioner Frank supported the application as it was, in his opinion, a good example of “shotgun” style infill as seen in New Orleans.

**Motion:** I move to approve application #NPC 20-62, request for demolition and new construction of a residence with the following conditions:

- Louvered openings will be identical and equally spaces, as submitted in “Photo A” referenced in file. Shutters will not be floor to ceiling.
- Shutter design is Plantation Style.
- Louvered opening in peak of gable will be square shaped.
- West elevation: 2 over 2 windows installed 18” above finished floor elevation. Proposed transom converted to a 2 over 2 window for a total of 5, 2 over 2 windows.
- Porch height to porch floor will be less than 30”, per building code.

**MOTION BY:** Commissioner Liz Dantone

**SECOND BY:** Commissioner Mac Hazlip

**In favor:** Leonardo Lang, Smoky Joe Frank, Shirley Petkovsek, Andy Sartin, Frances Morris, and Charles Hill.

**Opposed:** Marty Seibert

**Motion passed by majority, 8 to 1.**

**2. Application NPC 20-63. Nancy McLemore, 306 Orleans St., Map #41-113A-28: Request for demolition and new construction of a residence.**

**APPLICANT COMMENT:** The applicant, Nancy McLemore, wanted to update the Commission regarding a recent inspection of the building. This inspection was recommended by the Commission at the last meeting to determine if the buildings “bones” were salvageable, or if the building had to be demolished and rebuilt. Mrs. McLemore’s contractor (Tony DeAngelis) recommended demolition vs. renovation due to the building’s dilapidated state. Mrs. McLemore would like to request permission from the Commission to demolish the structure.

**PUBLIC COMMENT:** Carter Burns, HNF, stated that he is agreeable with the demolition and looks forward on working with the applicant on a replacement residence.

Commissioner Dantone stated that it always sad to see a building lost, however after decades of alterations and deterioration little of the original structure remains and it has lost its significance. She recommended that the Commission allow the demolition of the residence, without approving plans for a replacement, due to the following reasons:

1. The building has little architectural significance and is a detriment to the neighborhood.
2. The house has been heavily altered with non-historical appropriate and low quality materials, which have deteriorated leaving an unsalvageable structure.

**Motion:** I move to partially approve application #NPC 20-63, to allow the demolition of the residence, pending architectural elevations for a replacement residence being submitted at a later date

**MOTION BY:** Commissioner Marty Seibert

**SECOND BY:** Commissioner Shirley Petkovsek

**In favor:** ALL

**Opposed:** NONE

**3. Installation of additional lighting at the Proud to Take a Stand Monument.**

Sherry Brown asked the Commission to review a lighting proposal, submitted to the Preservation Commission for the Proud to Take a Stand Monument.

**APPLICANT COMMENT:** Mrs. Sherry Brown was present to answer any questions.

**PUBLIC COMMENT:** None.

**STUDY SESSION:** Chairperson Sartin was concerned that the intensity of the light selected may create a glare and an undesirable affect. Other Commissioners agreed and suggested that Mrs. Brown get additional information from the manufacturer, such as a photometric specifications sheet to avoid glare or reflection. Additionally, the Commission suggested the applicant to consider the positioning and angle as to avoid shadows. The applicant agreed and would return to the Commission at the next meeting.

**ADJOURNMENT:**

**Motion:** I move to adjourn the Preservation Commission meeting of January 13, 2021.

**MOTION BY:** Commissioner Liz Dantone

**SECOND BY:** Commissioner Frances Morris

**All in favor:** ALL

**None opposed:** NONE

**MEETING ADJOURNED**

**APPROVED:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

**Date:** \_\_\_\_\_