

City of Natchez
Preservation Commission Regular Meeting
Wednesday, April 14, 2021 5:15 p.m.
Natchez Convention Center
211 Main Street
Natchez, MS 39120

CALL TO ORDER

The meeting of Wednesday, April 14, 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 defer the minutes from the January, February and March meeting minutes so that planning staff can confirm that the minutes from November 2020 until present have been approved.

MOTION BY: Commissioner Seibert

SECOND BY: Commissioner Hazlip

In favor: ALL

Opposed: NONE

CHAIRPERSON'S REPORT: None

PUBLIC HEARING APPLICATIONS: None

1. Application #NPC 21-40. Raymond Bonnette, 610 N. Commerce Street., Map #41-111A-62: Request to demolish an addition, install driveway within side setback.

Mr. Giani gave staff findings.

Background: The property is located within the Upriver Residential Historic District. The floor and sub-floor have collapsed within an addition on the north side of the house. The applicant is requesting demolition of this portion of the house. The subject portion of the house is original or maybe the result of an enclosed porch.

Additionally, the applicant is requesting to install a concrete driveway along the side of the property after the demolition.

Staff Findings: When proposing demolition within the historic district, the Natchez Design Guidelines state that buildings (or a portion of) should not be demolished unless, “it can be proven that it is not economically feasible to rehabilitate a historic structure due to deterioration...” (pg. 106) If the addition is removed, planning recommends the usage of a corner board on the new corner and ensure that the siding exposure and shadow lines match.

There are a total of three paired windows on the house, one on the south side and two on the north side. The two existing paired windows on the later addition will be removed and salvaged, as they are not going to be used elsewhere on the main house. When removing or altering opening, the Guidelines recommend not to disrupt the opening patterning. This removal will leave the front façade with two paired windows on either side of the front door, retaining a balance of architectural features without radically altering the façade.

When proposing driveways in the historic district, the Guidelines recommend to, “Install driveways in the most inconspicuous side of the house, which should be subordinate and complement the house rather than becoming a dominant feature of the front yard.” (pg. 91) The proposed driveway will be located within the side setback, and occupy the area used by the addition to be demolished. Planning staff recommends that the applicant utilize the brick skirting/piers existing on the deteriorated addition to line the sides of the proposed concrete drive. The Guidelines recommend that, “brick edges may be used to give the concrete a more finished look.” (pg. 92)

APPLICANT COMMENT: Raymond Bonnette, applicant, was present to answer any questions. He stated that there is a giant hackberry tree that is rotten and is hazardous to the

house. He stated that the tree removal companies he has consulted with cannot remove the tree without the demolition of the portion of the house.

PUBLIC COMMENT: Carter Burns, Historic Natchez Foundation, stated that the house was built in 1940, and the 1946 Sanborn maps show this portion on the site plan. This means that this portion of the house was original, and maybe an enclosed porch. Mr. Burns also stated that he spoke to a local landscaper, Tommy Smith, who can remove the tree with a new piece of equipment without demolishing a portion of the house. Mr. Burns and the Foundation recommend this strategy as it saves this portion of the house from demolition.

Commissioner Dantone stated that she is familiar with this incoming piece of equipment.

Chairperson Sartin stated that he doesn't speak for the rest of the Commission, however it's the duty of the Preservation Commission to preserve structures within the Historic District.

Commissioner Dantone stated that if the Commission were to approve the demolition, they would need to see to-scale drawings of the following:

- New side elevation
- Site plan of new driveway, including materials used.

Mr. Bonnette stated that he will consult with Mr. Smith and come back to the Commission with the results

Motion: I move to defer application #NPC 21-40, request for demolition of a portion of a residence, until the applicant can supply the following:

- Consultation with a tree removal expert.
- Elevation of side/rear of the house after demolition
- Site plan, dimensions, and materials of driveway.

MOTION BY: Commissioner Hazlip

SECOND BY: Commissioner Dantone

In favor: ALL

Opposed: NONE

2. Application NPC 21-41. Richard Junkin, 223 Linton Avenue, Map #41-106A-145: Request for a side exterior addition for a lift.

Mr. Giani gave staff findings.

Background: This property is within the Clifton Heights Historic District. The applicant needs to install a lift to make the second floor handicap accessible. The lift is proposed on the south side of the house, adjacent to the existing driveway.

Staff Findings: The applicant is proposing a 5' x 7' addition to the side of the house for the purposes of a chair lift. The Natchez Design Guidelines state that an exterior additions can be reviewed after it's determined that the existing interior cannot

accommodate the modification. Additionally, additions should be “designed and constructed so that character defining features of the historic building are not radically changed.” (pg. 95) The reason for the lift is for the owner to retain access to the second floor due to health reasons.

The addition will cover one first story and two (2) second story windows. One existing window on the second floor will remain in the same position. The applicant is proposing two openings for the addition. The first floor window will be moved out onto the west side of the proposed addition, but will retain the same positioning, matching the existing windows. A door will be placed on the south side of the addition, the applicant has submitted a picture of the proposed door. The second story windows do not look to be original to the house, planning staff opines that the obscuring and elimination of these windows is insignificant to the overall architectural significance of the house.

The addition will be composed entirely of wooden siding, matching the exposure and material of the existing house. There will be a small gable shaped roof that will protrude out of the existing roof line. There is a larger gable protrusion already existing on this side of the house. The roof on the proposed addition will be an architectural grade shingle, matching the material and color on the main house’s roof. When proposing additions, the Guidelines recommend using material sympathetic to the main structure. When proposing roof line additions or alterations, the Guidelines recommend, “They should be located inconspicuously toward the rear to reduce their impact on the building’s significant features and should be architecturally compatible with the style of the building.” (pg.79)

APPLICANT COMMENT: Not present.

PUBLIC COMMENT: No objections

STUDY SESSION: Commissioner Dantone confirmed that the eave line of the proposed addition would match with the main house. Additionally, she commented that the proposed door was too modern. She suggested that the applicant use a door that match other doors on the house.

Motion: I move to approve application #NPC 21-41, request for the proposed addition with the following conditions:

- Relocation of an existing first floor window on west side of new addition.
- Access door on addition must match existing doors on house.
- Eave of addition must match eave height of the existing roof.
- Colors of the addition will be painted to match the house.

MOTION BY: Commissioner Dantone

SECOND BY: Commissioner Hill

In favor: ALL

Opposed: NONE

3. Application NPC 21-42. Lee Carby, 505 S. Commerce Street., Map #41-113A-65: Request for an exterior rear addition.

Mr. Giani gave staff findings.

Background: The property is located within the Downriver Residential District. The applicant is requesting an addition to the rear yard for an enclosed porch and outdoor fireplace, with chimney.

Staff Findings: The following addition will be “L-Shaped” with two main elevations; 1) the north (side); and 2) the east (rear). The following is the scope of work for both additions:

East (Rear) Elevation:

- Southeast corner will feature an attached storage area, enclosed with hardie board lap siding in the same exposure as the existing wooden siding.
- A single 30” x 30” window will be installed, 5’ 6” from the F.F.E.
- Metal, paneled screens will be installed as the screening material for the rear porch.
- The 7 screens will be about 3’ wide, with dividers. A balustrade will be on the exterior of the screens.
- The addition will be covered by a standing seam roof.
- A two panel door will provide egress to the screened porch. Screened transom.

West (Side) Elevation:

- Seven (7) metal screen panels, with balustrade, identical to those on East elevation.
- A two panel single door with screened transom, matching East elevation.
- Another half-glass door, entrance to a portion of the addition enclosed with hardie board siding.
- New brick chimney

When proposing additions within the Historic District, the Historic Natchez Design Guidelines state that, “Additions should be of a limited size to the main structure and should be secondary in nature to the original structure.” (pg. 96) The proposed addition will be completely located in the rear yard. The purpose for the addition is to add storage to the main house, and also create a screened in back living area. The addition will be completely obscured from the public right of way.

For new additions, the Guidelines state that the, “materials for a new addition should be similar to the materials used on the main house and blend in with the existing exterior treatments.” (pg. 96) Materials used for the addition are commonly found in

the historic district, such as metal screens, brick, hardie board lap siding, and wooden supportive posts.

A new chimney is proposed on the west elevation. The chimney will be of simple design and will be composed of brick. When roof line additions or features, the Guidelines suggest that there should be historical evidence for the addition or feature, and that the addition should not be visible from the public right-of-way. This is a new chimney proposed, however it will be in the rear of the property and not visible from the public right of way. The chimney will be composed of brick, and be of a simple design as to not distract from the prominent architectural features on the house.

APPLICANT COMMENT: Lee Carby (virtual) was present for the meeting. Amelia Salmon, architect was also present.

PUBLIC COMMENT: No objections were received.

STUDY SESSION: Commissioner Dantone confirmed that the screens would be in wood framed panels.

Motion: I move to approve application #NPC 21-42, request for the exterior addition, as submitted.

MOTION BY: Commissioner Seibert

SECOND BY: Commissioner Petkovsek

In favor: ALL

Opposed: NONE

4. Application NPC 21-43, National Park Service, 504 S. Canal Street., Map #41-113C-24: Request for exterior and site alterations.

Mr. Giani gave staff findings.

Background: The Stietenroth House is one of the remaining residential structures that occupied the same lot as Fort Rosalie. The National Park Service, owner, is proposing several exterior alterations to the site. The NPS has been before the Site Plan Review Committee, as they are proposing several utility upgrades to the site.

Staff Findings: The proposed exterior alterations include the following:

1. Installation of louvered vents on the south and west elevations
2. Installation of a wooden ramp, with spindles and cap rail.
3. Installation of wooden spindles with cap rail on porch.

The building is being upgraded to accommodate the public as a future interpretive center. The applicant is proposing numerous utility upgrades. Most of the upgrades are subsurface, and have been review by the Site Plan Review Committee, however the applicant is needing to alter the façade for the mechanical upgrades. Two

louvered vents will be installed on the south (side) elevation, and two will be installed on the West elevation (rear).

When proposing exterior alteration the Natchez Design Guidelines recommend locating alterations to the side or rear, not propose anything that would damage the architectural integrity of the resource. The vents serve the mechanical system, and will be installed on elevations not visible from the public right of way.

To make the property handicap accessible, the NPS is proposing to install a wooden ramp with spindles and a cap rail. The ramp will be 30' long, with a 1:12 slope, and connect to the porch via a 5' x 5' landing. The cap rail and spindles will continue on the porch. When making a historical property handicap accessible, the Guidelines recommend that it is "installed at a rear or side entrance and should not be placed on the primary historic façade of the building unless it is unobtrusive. (pg. 105) The handicap ramp is located on the side and provides access to the front entrance. The proposed ramp, landing, and porch will have the same cap rail and spindle design to blend the addition with the existing house.

APPLICANT COMMENT: Kathleen Bond, representative of NPS, was present to answer any questions. She stated that the building has had many previous uses, but they are planning to turn it into a more useable space. The majority of the work is internal, upgrading hvac units, electrical, plumbing and the roof framework. She stated that they are not 100% sure that the handicap rail will be needed immediately, as they are still making decisions on what the final use is going to be.

PUBLIC COMMENT: None

STUDY SESSION: Chairperson Sartin confirmed that the HVAC vents proposed would be on a non-visible side of the building. He also confirmed with the applicant that if the ramp was constructed, handrails would be required on the front porch per ADA. Mrs. Bond agreed.

Commissioner Hill asked if the NPS intended to use the front as the main access. Mrs. Bond stated that the main access would be at the rear, however the plans are subject to minor changes, so they made sure to include all alternates to the plans. Mrs. Bond stated that if any changes to the submitted plans they will be sure to come back to the Commission.

Motion: I move to approve application #NPC 21-43, request for the proposed exterior alterations, as submitted.

MOTION BY: Commissioner Hazlip

SECOND BY: Commissioner Seibert

In favor: ALL

Opposed: NONE

5. Application NPC 21-44, City of Natchez, 400 Duncan Ave, Map #41-107A-1: Removal of wooden trail bridge.

Mr. Giani gave staff findings.

Background: A group of volunteers (Kiwanis) want to improve and reopen the Duncan Park mountain bike trail. There is an existing pedestrian bridge that has fallen into disrepair, and the group is requesting to demolish the bridge. The bridge is within 300' of the landmark property, Auburn, thus triggering an application to the Commission.

Staff Findings: The Natchez Preservation Ordinance states that, "In reviewing proposals for new buildings or for alterations to existing buildings within three hundred (300) feet of the property line of a designated landmark building outside a historic district, the commission shall consider only those aspects of building and site design which directly affect the designated landmark building and its site. If either the staff or commission finds that a proposal for a new building or alteration of an existing building within three hundred (300) feet of a designated landmark building does not directly affect the landmark building, the commission shall relinquish its review authority over the proposal."

The pedestrian bridge in question is not original to the property and is a public safety hazard. In Planning Staff's opinion, to make the mountain bike trail a viable recreation amenity, this bridge will have to be removed.

Mr. Giani added that the applicant is proposing to replace the trail with a small stone path, bordered by logs.

APPLICANT COMMENT: Jaki Robinson, representative of Kiwanis, was present to answer any questions. She stated that the reason Kiwanis took on this volunteer project is to remove the heavily dilapidated path that is preventing the use of this recreational amenity. The path will be replaced by a limestone path, bordered by logs.

Chairperson Sartin reminded the Commission that they would have to first motion whether or not they would like to establish review authority over this application due to the proximity to a Landmark Property.

Motion: I move to establish review authority over application #NPC 21-44.

MOTION BY: Commissioner Seibert

SECOND BY: Commissioner Hill

In favor: ALL

Opposed: NONE

PUBLIC COMMENT: None

STUDY SESSION: Commissioner Dantone commended Kiwanis for taking on this project and revitalizing this trail.

Motion: I move to approve application #NPC 21-44, request for the demolition of the existing promenade and replace with a limestone path lined with logs.

MOTION BY: Commissioner Hill

SECOND BY: Commissioner Frank

In favor: ALL

Opposed: NONE

6. Application NPC 21-45, Frank Junkin, 819 State Street. Map #41-114A-88.1: Request for an exterior alteration to the side and rear, changing of roof material.

Mr. Giani gave staff findings

Background: The property has been in a derelict state for many years, the applicant is proposing a total renovation, with a few alterations. The following alterations are proposed:

1. Replace existing shingle roof with a standing seam or 5-V metal crimp roof.
2. Replace the siding on the side facades and rear with hardie board siding, lap design.
3. Remove existing chimney.
4. Install salvaged door and window on southern elevation.
5. Construct deck on rear, matching width of the house.

Staff Findings: When changing a roof material on a historic structure, the Historic Natchez Design Guidelines recommend using historical evidence for the new roof material. The existing house has a 3-tab shingle roof that has caved in due to deterioration. The applicant is proposing either a standing seam or 5-V crimp metal roof, color to be determined. Due to the simple shape and shallow slope of the roof, it is not uncommon to see a bungalow style house with a metal roof.

Most of the exterior siding is either completely deteriorated or missing, however the front façade has stayed mostly intact. The applicant is requesting to replace the siding on the rear and the sides with hardie board siding, matching the same size as the siding on the front. The Guidelines state that, “substitute siding will only be allowed on the facades of the structure that are not visible from a public-right-of-way.” (pg. 69)

Due the extensive deterioration the structure has experienced, the chimney had to be removed because it was structurally unstable and was a hazard to surrounding properties and the public. The Guidelines recommend not removing chimneys as they are an important roof feature on some architectural styles. Unfortunately this house has been in a derelict condition and the chimney was not regularly maintained,

as the Guidelines recommend. Additionally, there are other character defining features on this house that will be retained so that as much of the original style can be saved.

On the southern elevation, there is an existing addition that all the siding had been rotted or removed. The applicant is requesting to install a salvaged two-over-two window in the same design from the rear of the house and install it on the street side of the southern addition. The window will be placed centrally on the existing addition and will match the existing windows on the front façade in terms of height from the existing foundation. The applicant is also proposing a salvaged door in the area that was occupied by the chimney, where an existing opening was boarded up. The applicant has several doors that were salvaged from the interior that he intends to use for this side access door.

Lastly, the applicant mentioned the proposal of a rear deck that would extend about 5 or 6 feet from the existing rear, but match the width of the house to conceal it from the public right of way. The deck would be composed entirely out of treated wood, and would have a simple cap rail with square spindles to match what's commonly acceptable in the historic district.

APPLICANT COMMENT: Owner and applicant, Frank Junkin, was present to answer any questions.

PUBLIC COMMENT: None

STUDY SESSION: Chairperson Sartin stated that the Commission usually requires detailed elevations and to-scale drawings for this scale of project.

Mr. Junkin stated that he is rebuilding the house within the existing footprint. Commissioner Hazlip asked if any roof slope or shape changes are necessary. Mr. Junkin stated that his intent is to rebuild the original framework.

Commissioner Dantone asked if the same slope would be continued from the main house to the existing side addition. Mr. Junkin stated that that was his intent, as this was the original shape, but he is open to recommendations. Commissioner Dantone's concern is that there is issues with long runs of metal roofing with shallow slopes. Commissioner Dantone and Chairperson Sartin recommend the use of a gable shaped roof for this addition.

Commissioner Seibert stated that the Commission should maintain consistency with the previous applications, with the submission of more detailed plans.

Commissioner Hazlip stated that this may be a scenario for partial approvals, giving approval to the siding and roof construction with finer details coming back to the Commission.

Commissioner Dantone stated that the framing for the main roof is up, however the side addition roof has not been framed yet. She recommend the use of a gable roof for this side addition due to known issues with metal roofs that have a long and shallow slope.

Commissioner Dantone also referenced the new door and window openings proposed. The window height and size should exactly match the existing windows on the front. The door providing access to the side should be at least 18” from the corner of the front façade. The applicant must come back to the Commission for the construction of a deck.

Motion: I move to approve application #NPC 21-45, request for the exterior alterations and renovation proposed, contingent on the following:

- Roof on side addition will be gable shaped.
- Roof material shall be either standing seam metal, 5-V Crimp metal, or architectural shingle.
- Replacement siding shall match the existing drop and exposure of front façade siding.
- Salvaged door on side access, 18” from front corner board.
- The placement of the salvaged 2 over 2 window on side addition, facing State Street, will match the height and orientation of existing windows.
- Applicant must come back to the Commission, with details, prior to constructing the deck.

MOTION BY: Commissioner Dantone

SECOND BY: Commissioner Seibert

In favor: ALL

Opposed: NONE

7. Application #NPC 21-48, William Springer, 205 Clifton Avenue, Map #41-106A-200: Request to relocate and install a front yard fence.

Mr. Giani gave staff findings.

Background: The applicant is requesting to relocate an existing fence from 511 Madison to 205 Clifton Avenue.

Staff Findings: When proposing a new front yard fence within the Historic District, the Historic Natchez Design Guidelines state that, “front yard fences should be no higher than three feet high...” (pg. 89). Additionally, the Guidelines state that, “the style and design of new fences should fit with the architectural style of the building and blend in with the surrounding fences, or use a patten typical of other Natchez fences.” (pg. 89)

The fence will be relocated from the Upriver Residential District to the Clifton Heights Historic District. The house at 511 Madison, where the fence current exists, was built around 1928. The fence will be moved to 205 Clifton Avenue, which was built 1894. The architectural styles of the two buildings are different, however they are similar in terms of material composition. Additionally, 205 Clifton Avenue is one of the only yards not enclosed by a wooden or iron picket fence along Clifton Avenue.

APPLICANT COMMENT: Carter Burns, Historic Natchez Foundation, represented the applicant.

PUBLIC COMMENT: J. Stowers, stated that the sidewalk constructed after the bluff stabilization is very narrow and when fences are built up against the line of the sidewalk it creates traffic congestion. He stated that this area should be left wide enough for people to comfortably pass on the sidewalk.

STUDY SESSION: Chairperson Sartin stated that in his opinion, he is concerned about relocating a fence from another district to a different district.

Commissioner Seibert agreed with Mr. Stowers' concern regarding the setback of existing fences constricting pedestrians. Chairperson Sartin stated that the width of the sidewalk was a likely oversight during the reconstruction of the bluff.

Carter Burns said that the primary need for the fence is that the new owner of the house would like to block off their yard, as most traffic cuts through this property when walking on the trails.

Commissioner Dantone agrees with the other Commissioner's concerns about the adverse effects after creating multiple bottlenecks on the pedestrian trails. She asked planning staff if the City had any records showing the remaining right-of-way from the now collapsed Clifton Avenue. Mr. Giani stated that he has inquired multiple times regarding this due to past requests, but has been unable to find a document showing the exact right-of-way.

Commissioner Dantone recommended that the City and the Commission should look to have specific guideline or set precedent regarding fences along this trail (Design, setback, etc.)

Commissioner Petkovsek reemphasized concerns regarding the narrowing of the passable area of the sidewalk, as she has experienced a dog attack on this sidewalk.

Commissioner Hill felt that the gate proposed was very ornate and that it may distract from the main house.

Motion: I move to defer application #NPC 21-48, request for the relocation and installation of a fence until more information can be found on the city's right-of-way and fence setbacks.

MOTION BY: Commissioner Hazlip

SECOND BY: Commissioner Morris

In favor: ALL

Opposed: NONE

8. Application #NPC 21-49, Broadway Holdings, LLC, 101 High St. Map #41-111B-8: Request replace an existing chain link fence with horizontal board fence with gate.

Background: The property is within On-Top-of-the-Hill Historic District. The applicant is requesting to remove an existing chain link and replace it with an 8' horizontal board fence with rolling gate.

Staff Findings: Chain link fences are inappropriate for the district. The existing chain link fence was erected during the operation of the Budweiser distribution center. The new tenants of the building would like to replace the inappropriate chain link fence with a horizontal board fence, with rolling door, to have their building more aesthetically pleasing. Chain linked fences, especially with barbed wire, is a characteristic seen within industrial type areas, and are not conducive to the aesthetics of a walkable environment.

Mr. Giani added that since the packets were delivered that the applicant has changed the material for the wall. The new material will be a corrugated (roofing material) metal, as to not introduce a new material (wood) to the site.

APPLICANT COMMENT: John Norris, applicant, was present to answer any questions.

PUBLIC COMMENT: None

STUDY SESSION: Chairperson Sartin stated that the metal fence, made of roofing material, would better match the existing metal building. Carter Burns and John Norris confirmed that the metal fence would be painted to match the building.

Motion: I move to approve application #NPC 21-49, request to remove the existing chain link fence and replace it will a vertical metal fence, painted to match the building (Delta Blue).

MOTION BY: Commissioner Seibert

SECOND BY: Commissioner Morris

In favor: ALL

Opposed: NONE

9. Application NPC 21-50, Smoot's Properties, LLC, 319 N. Broadway St. Map #41-111B-9: Request for a new fence/courtyard enclosure.

Mr. Giani gave staff findings

Background: The applicant is requesting to erect an 8' vertical board enclosure with four (4) art installations, spaced evenly on either side of a rolling gate. This property is located within the On-Top-of-the-Hill Historic District.

Staff Findings: The courtyard is currently open from this side, and the applicant would like to enclose this area to control to flow of people into the establishment, and to prevent patrons from congregating in the street, or on the uneven parts of the

sidewalk. The fence will be 8' in height, composed of wooden vertical boards, with a cap rail. The applicant has provided a section detail of the proposed fence. Along the enclosure, there will be four (4) art windows, covered with plexiglass, with pieces of art in them. There will be two art installations on each side of the 12' rolling gate, for a total of four (4).

APPLICANT COMMENT: John Norris, applicant, was present to answer any questions. He stated that the main reasons for the enclosure are:

- Controlling the flow of people, due to uneven sidewalk conditions.
- Required by ABC to have a defined perimeter.
- Add further improvements to City's Entertainment District.
- They feel that this is the highest and best use for the courtyard.

PUBLIC COMMENT: None

STUDY SESSION: Chairperson Sartin stated that the proposed fence is almost as tall as the roofline of the building, and in his opinion that the fence is not scaled appropriately. He also stated that he is weary about the inclusion of art viewable by the public, as art is subjective. Commissioner Seibert agreed that the fence would need to be lower, and the concern about the subjectivity and visibility of art.

Carter Burns suggested that the fence be lowered to 6' to better fit design guidelines, without compromising the other desired affects.

Commissioner Frank stated that historically, fences were commonly installed along fences and walls. Commissioner Hazlip stated that he might be concerned with public art installations within the center of downtown, however this is within the Entertainment District and is more of an appropriate location for public art.

Commissioner Dantone expressed the need for an overlay design district for the Entertainment District, as the building styles are significantly different from the other parts of the Historic District. Additionally she suggested that the City should look into the creation of a Public Arts Committee, as this is how most cities deal with approving public art within the public realm.

John Norris asked if the art installations could be deferred, but the fence enclosure be approved, with recommendations. Commissioner Seibert stated that she would be ok with a 7' fence, as it would better fit the scale of the adjacent buildings.

Motion: I move to approve application #NPC 21-50, request to install a 7' wooden fence, without the art installations.

MOTION BY: Commissioner Hazlip

SECOND BY: Commissioner Morris

In favor: ALL

Opposed: NONE

UNFINISHED BUSINESS:

**1. Application NPC 20-50. Kevin Lawrence, 913 State St., Map #41-114A-93:
Request to demolish a garage and construct a storage shed and fence.**

Mr. Giani gave staff findings.

Background: The applicant has come before the Commission in the past with revision, however the applicant has finalized his plans for the proposed exterior alteration.

Staff Findings: The applicant is proposing to build a shed, surrounded by a flat topped wooden fence with gate. The applicant has submitted elevations and a site plan for the proposed construction. The applicant is proposing a perimeter fence with a solid gate. The fence will screen the rear yard and shed, with the exception of the shed's east elevation. The fence will terminate at the southeast corner of the shed and continue on the northeast corner of the shed, making the east side of the shed part of the fence screening. The eastern elevation will be composed of siding and have two operable wooden windows. There will be a 4' section of the storage shed that will be sided with lattice.

APPLICANT COMMENT: Kevin Lawrence, applicant, was present to answer any questions.

PUBLIC COMMENT: None

STUDY SESSION: *The Commission spent some time oriented themselves with the proposed sketches provided by the applicant.*

Commissioner Dantone asked what type of windows would be used on the southern elevation. Mr. Lawrence stated that these windows would be salvaged 6-pane wooden casement windows, divided with a center mullion.

Motion: I move to approve application #NPC 21-50, request for the demolition and reconstruction of a storage shed.

MOTION BY: Commissioner Dantone

SECOND BY: Commissioner Morris

In favor: ALL

Opposed: NONE

ADJOURNMENT:

Motion: I move to adjourn the Preservation Commission meeting of April 14, 2021.

MOTION BY: Commissioner Seibert

SECOND BY: Commissioner Hazlip

All in favor: ALL

None opposed: NONE

MEETING ADJOURNED

APPROVED: _____ **Date:** _____

ATTEST: _____ **Date:** _____