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MINUTES

LOUDON HISTORIC ZONING COMMISSION

July 22, 2013

The July meeting of the Loudon Historic Zoning Commission was called to order at 9:30 a.m. Present were Mr. Carey, Mr. Richesin, and Ms. James. Also present were Mr. Russ Newman, Planner, Mr. Rondel Branam, Code Enforcer, Mr. Dave Sponsel, Ms. Shauna Oden, and Mr. Todd Helton, Habitat for Humanity, Ms. Sissy Chapman, and Mr. Michael Miller. Absent were Ms. Willis and Ms. Jones.

The minutes of the February 27, 2013 meeting were approved as written.

Agenda Item A: Request Certificate of Appropriateness to replace roof, metal fascia, sub fascia, gutters, porch columns and hand rails, remove chimney, paint aluminum siding & rebuild porch structure, located on 701 Poplar Street; Referenced on Tax Map 41B, Group C, Parcel 22.00; Zoned R-1 (Low Density Residential District). Owner: William Shubert
Ms. Oden explained that these items needed to be approved for the World Changers project that begins on Tuesday.

Mr. Newman asked Ms. Oden to explain Habitat's involvement with the World Changers. He stated that each of these property owners had received a grant that the City has provided.

Ms. Oden stated that about 18 months ago, they had met with the City. She said the City decided they wanted Habitat to administer the Courthouse Square Revitalization grant for home owners. She stated that it had previously been offered to the businesses in downtown Loudon. She said that the City sent out notices to all the potential homeowners in the Courthouse Square Revitalization area. She stated that after receiving the applications, they reviewed them. She said that Habitat had grant funds from other sources that give them the opportunity to help families, not just for the exterior of the home but also for problems of the interior of the home. She stated that had about 10 projects. She said Habitat met with the Baptist Association a few months ago. She stated that the Baptist Association was bringing in their World Changers

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group with about 200 participants. She said that the Baptist Association wanted to go in with Habitat in both new construction and repair work. She stated with the combination of the 2 groups, they can have 7-8 projects going on at one time.

Mr. Todd Helton, the construction director for Habitat, referred to the pictures that the Commission received in their agenda packet to what the proposed work would be. He stated that they wanted to replace the roof and possibly remove the chimney completely. He said that he realized that in the historical guidelines that the Commission wanted to keep chimneys intact by repair work. He stated that this chimney was built from the ground through the center of the house. He said that even though this chimney was the best looking of the rest of the houses, it still leaked. He stated that after talking with a structural engineer, they would remove the chimney and rebuild it using the same brick if they could. He said the way that chimneys were built back then; it was all brick and mortar with no sub-structure. He stated that they would just have to remove until they see that it is structural fit. He said they would have a brick mason to do this part of the project. He explained the other cosmetic changes they needed to make.

Mr. Helton stated that this porch was the better looking porch from the other houses. He said there were no footers under the brick that is just stacked. He stated that if they fixed something, they wanted to fix it right. He said that he wanted to support the roof over the porch so that it wouldn't fall. He stated they wanted to demolish the porch, save the brick, pour a footer, put up some sub-structure block, pour a new concrete slab, brick it using the brick they had taken off, pour some new concrete steps, put in white aluminum columns, and put up pressure-treated handrails.

Mr. Newman said that if the chimney could be saved, it needed to be preserved. He recommended approval for the other improvements.

Ms. James made the motion to approve the improvements, but try to save the chimney if the money was there, second was made by Mr. Richesin. Motion carried 3-0.

Agenda Item B: Request Certificate of Appropriateness to replace roof, windows, remove and rebuild front porch, remove chimney, add vinyl siding, fascia, soffits and gutters, located on 703 Poplar Street; Referenced on Tax Map 41B, Group C, Parcel 21.00; Zoned R-1 (Low Density Residential District). Owner: Cassandra Haynes

Mr. Helton said that this porch was also built without a footer. He stated that the brick column looked like it was trying to fall away. He said they wanted to remove the porch, pour a footer, lay some block, use the existing brick to go around the block, use aluminum columns, and build some handrails around the porch. He stated that this chimney was crumbling apart. He said that several rows had already fallen from the top of the chimney. He stated that he suspected that the structural part that is hidden inside the center of the house would be in the same shape. He said they wanted to replace the wood windows with vinyl windows. He stated they would try to use the same grid pattern that was on the existing windows. He said they wanted to cover the existing wood siding that was ship lap with vinyl siding that was the dutch lap. He referred them to the picture of the house on 705 Poplar Street that has the vinyl siding that they would be using on this house.

Mr. Newman recommended approval of the proposed modifications or renovations to the structure including the removal of the chimney with the windows being the same style as the existing windows and the siding being similar to the existing siding.

Mr. Richesin made the motion to approve, second was made by Ms. James. Motion carried 3-0.

Agenda Item C: Request Certificate of Appropriateness to replace porch columns, rails, windows and rotten porch, located on 705 Poplar Street; Referenced on Tax Map 41B, Group C, Parcel 20.00; Zoned R-1 (Low Density Residential District). Owner: Michael Miller

Mr. Helton stated that this house was in better shape than the two next door. He said they wanted to replace the existing columns and rails on the porch. He stated they needed to replace the rotten surface of the porch also. He said they would not need to replace the foundation of the porch. He stated they would replace the existing windows with new windows (2 over 2). He said they would take out the storm windows that had been added years ago. He stated that they would not replace the storm windows.

Mr. Carey asked Mr. Helton what would be done to the existing carport on the property.

Mr. Helton said that the carport was not part of their project.

Mr. Newman recommended approval of the proposed renovations to be done on the house with the windows being the same design as what is there now.

Ms. James made the motion to approve the renovations, second was made by Mr. Richesin. Motion carried 3-0.

Agenda Item D: Request of Certificate of Appropriateness to replace roof, windows, rotten fascia, gutters, rebuild side porch, add vinyl soffits, relocate attic access and remove chimney, located on 301 Alma Place; Referenced on Tax Map 41B, Group A, Parcel 13.00; Zoned C-1 (Central Business District). Owner Willie Arden

Mr. Helton stated that this chimney was crumbling also. He said this was the worst chimney of the other 3 chimney. He stated that 5-6 rows of brick had already fallen off the chimney. He referred to the picture with the little box on top of the roof. He said this was the attic access. He stated that this access could not be original to the house. He said they wanted to do away with this access. He stated they could put an access to the attic through the porch. He said that they also wanted to do away with the vents that were in the roof. He stated they would replace those vents with some ridge vents. He said they would not replace the siding, because it was in good shape.

Mr. Newman recommended approval for the proposed improvements.


Mr. Richesin made the motion to approve the proposed renovations.

Mr. Helton said that they were also going to replace the existing windows, exterior doors, roof, rotten fascia, and gutters, rebuild the side porch, and add vinyl soffits.

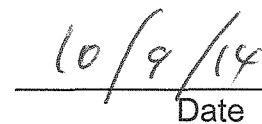
Ms. James seconded the previous motion. Motion carried 3-0.

Additional comments from the board: There were none.

With no further business, the meeting was adjourned at approximately 10:30 a.m.



Signed



Date