1. **Call to Order at 6:30 PM**

   Present: Myers (Chair), Fritz (Vice-Chair), Cushnie, Ingram, Soorikian, Turner, and VanLanduyt

   Absent: none

2. **Old Business**

   Approval of Minutes from the November 19, 2019 Regular Meeting.

   *Motion by Ms. Fritz, second by Ms. VanLanduyt, minutes unanimously approved as presented.*

3. **New Business**

   a. **Request for a Certificate of Appropriateness to construct an accessory building at 321 Adams Street in the McDonough-Adams-Kings Highway LHD.**

      Mr. Peter Schneider, homeowner, presented the application. He stated the accessory building will be a workshop but will be framed to convert into a one-car garage if needed in the future. He stated the building will be placed on existing pavement from a previous garage and there is a privacy fence that will remain.

      In response to questions from Mr. Ingram and Ms. Turner, Mr. Schneider indicated the windows will have small, fixed transoms and trim similar to the main residence.

      In response to a question from Ms. Soorikian, Mr. Schneider indicated the doors will be similar to the drawings and the siding will be cement fiber board similar to the T1-11 on the front porch.

      Mr. Myers opened the floor to public comment. There being none, Mr. Myers closed public comment and read the staff review.

      The Commission did not have any concerns regarding the proposed work, stating only the window casings should match the house. Staff indicated that per zoning all accessory buildings follow the same regulations regardless of use with the exception of accessory dwelling units.

      *Motion by Ms. Soorikian, second by Mr. Ingram, Certificate of Appropriateness unanimously approved to construct an accessory building with board and batten smooth cement fiber siding substantially similar to the submitted application with the following condition: 1) the ganged windows shall be mulled and have casings to match the main residence.*

   b. **Request for a Certificate of Appropriateness to maintain the painted brick at 227 Kings Highway in the McDonough-Adams-Kings Highway LHD.**

      Ms. Linda Dunlavy, legal representative for the owner, presented the application. She stated the guidelines do not specifically prohibit paint and do not require a CoA for painting. She stated there are at least eight painted brick homes along Kings Highway and because of this it would be considered arbitrary to make Mr. Caesar remove his paint. She stated there is also the ability to grant a hardship based on cost, the likelihood of damage to the brick and grounds, and the weather causing problems.
In response to a question from Ms. Turner, Ms. Dunlavy indicated the home was purchased from someone else and this is not the first time it has come before the Commission.

In response to a question from Ms. Fritz, Ms. Dunlavy indicated the hardship is financial difficulty due to the inability to sell the residence without a Certificate of Occupancy, which cannot be obtained until the paint issue is resolved.

In response to questions from Mr. Ingram and Ms. Turner, Ms. Dunlavy indicated Mr. Caesar read the staff report and understands why painting brick is not recommended by the National Park Service. Ms. Fritz reiterated that paint can often do more damage to brick if it is not meant to be painted.

In response to a question from Ms. VanLanduyt, Ms. Dunlavy indicated the brick was already damaged and water was infiltrating.

In response to a question from Ms. Soorikian, Ms. Dunlavy indicated the stoop is not original.

Mr. Myers opened the floor to public comment. There being none, Mr. Myers closed public comment and read the staff review.

The Commission discussed the application at length. There were concerns about the contradictions between the ordinance and the guidelines, and the need to integrate the two in order to clarify the process. A question was raised as to whether the building can still be considered contributing due to the extensive reconstruction of the right side.

Motion by Mr. Ingram, second by Ms. Turner, Certificate of Appropriateness unanimously approved to maintain the painted masonry due to the specific context that the existing brick had water damage, the intent was to rectify the situation, and the removal of paint will further damage the brick beyond repair. This is a special exception due to extenuating circumstances and is not to set precedent.

4. Other Business
   a. The 2020 meeting schedule was approved via email.
   b. There were no concerns regarding the Certificates of Exemption issued between July and December.
   c. A fond farewell was bid to Trent Myers and Lisa Turner after having served on the Commission for over six years each. Andrew Navratil and Leanne Van Dyk will be filling their seats beginning in January.
   d. Current Vice-Chair Debbie Fritz was nominated to and accepted the position of Chair.

5. Adjourned at 8:30 PM

Consistent with the requirements of O.C.G.A. §50-14-1(e)(2)(B) these minutes were approved at the next regularly scheduled meeting on February 25, 2020 and made part of the record.

_________________________________________________
Chair, Historic Preservation Commission