

Historic Spanish Town Civic Association Board of Directors

Minutes

Tuesday, June 11th, 2013 6:30 p.m.

at

721 N. 8th St.

The Creole Cottage

Board Members Present: Michael Beck; Stephen Carroll, Travis Chair Moore, Chair; June Pulliam, Recording Secretary; Steven Belflower; Christopher Robertson

Absent Board Members: Derek White, Vice-Chair; Cherine Patin, Treasurer; Tiffani Patterson

Guests: John Sykes, Shawn O'Brien

Chair Moore called the meeting to order at 6:36. Beck motioned to approve the minutes. Pulliam seconded the motion, which carried unanimously.

HPC Update: According John Sykes, two applications were presented to the HPC Board for staff level review, so they were probably not going to come to the Board. Sykes promised to forward the HSTCA Board a copy of the two applications including the one 825 N. 6th Street, whose work is problematic since the owner got a DDD grant to renovate the façade, yet the renovation included replacing original windows with metal ones and screening in part of the porch. As a result, she neither any future owner of the home can get state tax credits.

The owner of the property on 704 N. 7th Street bought a home, but was denied a COA to remove a tree on the lot. Moreover, when of the HPC inspectors came out to 704 N. 7th Street, a stop work order was issued upon discovering that the owner had removed the original front porch and has turned the single family dwelling into a duplex. Sykes explained that zoning laws on 6th and 7th Street will not permit us to do anything about the conversion of the home into a duplex. Neighbors are upset about the home being turned into a duplex due to the limited amount of parking in the neighborhood, but there is nothing the HPC or the Board can do given the location and the zoning. The new railing on the front porch meets the HPC design guidelines. The only possible violation of these guidelines might be the handrails that the owner will be required to put on the porch by his insurer. The railings must look new according to these guidelines so that they cannot be mistaken for a historical detail.

Sykes also stated that several property owners failed to apply for COAs before doing work to the fronts of their homes. The owners of properties located at 612 and 817 Spanish Town Road failed to apply for a COA before erecting their fences. The property 635 Lakeland Drive had two doors ripped off and replaced with Home Depot metal doors, and Preis, the owner, never received a COA and might soon receive a COA.

Sykes closed by saying that Favrot house on North 9th St is nearly gone. The back of the house is open to the sky, and the home is locked in succession with George Andrew's heirs and was up

for a tax auction. However, Sykes feared that the property was so damaged that it could not be renovated. University Walk, the Purnell Bungalow, is also open to the weather, portions of the roof gone, and so it might also be gone. While the DDD has a façade grant program, the problems with both of these properties are so severe that it would not help preserve them. John hoped that at least the nephew paying the taxes on the Purnell property might be encouraged to do something to fix the property if he is notified by the Board or the HPC about available tax credits.

Beck added that the Stuart Nixon duplexes on Spanish Town Road, one of them seriously damaged in a fire a four years ago, will not be bought by a new owner after all. Instead, Nixon is now cleaning up the unburned property in an effort to rent the units. Beck reminded the Board that the property will require extensive work before it becomes habitable, as the utility companies will not restore power to the units in their current condition. Meanwhile, no tarp has been put on the burned unit, which burned nearly four years ago. Nixon applied for a COA after the fire, but he was denied the permit since he wanted to tear down the burned unit in violation of HPC rules. A potential buyer, Snyder, came to the HPC requesting a COA, but the COA lapsed when the potential buyer backed out of the deal. If Nixon wants to demolish the burned unit, he will first have to obtain a COA through the HPC. Moreover, there is no possible way that Nixon can build anything on the property or put a parking lot on it if he chooses to tear it down since the city has pretty stringent rules about parking.

Sykes suggested that in the fall the Board communicate with other property owners and potential property owners about available tax credits for renovating.

Beck invited Sykes to our next Board meeting so that he can give further updates about the HPC.

Newsletter: The Board discussed items for the newsletter prior to the next General Meeting. Beck agreed to write an article on antique and modern wiring, Pulliam agreed to write one about the store changing hands, and it was decided that Sykes would write something about HPC guidelines. Moore agreed to add something about the rules for the new community garden.

Security Committee Report: Pulliam reported that a car burglar was arrested last week on North Street and the store and Mike Strain's office were broken into, but that otherwise, the neighborhood has been relatively a quiet.

Treasurer's Report: Patin, who was absent, told Moore that all was going well.

Beautification Report:

Garden: Moore reported that the garden is full of zinnias, tomatoes, peppers, squash, spinach, herbs and other greens, and that there are plots available for anyone willing to put in sweat equity. There are beets ready to take. At present there are not enough plants for all of the land available, but anyone is welcome to plant. Rules have been posted and the BRC that

maintains the garden is applying for more grants to make more plots. And several bead murals have been installed at the garden.

Invasive Pest Removal Update: Beck reported that he sprayed on 8th Street, and he believed that at the end of the summer, he can declare that part of the neighborhood free of paper mulberries. He has also been working with Shelly and Maybeth on Lucilla with their paper mulberry problem.

Identity Package: Pulliam and Belflower haven't had time yet to move the website to its new location. They will do this in the beginning of July. Moore added that we should put an item in the newsletter about the updated website as well.

Next Meeting Date: July 9th 6:30 at 721 N. 8th St.

Annual Meeting Date: The Board tentatively set the date for the annual meeting for Sunday, September 22nd at 5:00 or 6:00

Adjournment: There being no new business, Pulliam motioned that we adjourn. Carroll seconded the motion, which carried unanimously. The meeting was adjourned at 7:30.