**Agenda for Historic Preservation Commission Meeting**

October 9th, 2023

Plaza Arts Center

6:00 pm

**Introduction of Commission:** Nancy Marshall (Secretary), Carol Haley

Vice Chair, Dan Waggoner, Diane Folk and Lyn Romine, (chair)

Applicants and Guests:

**Old Business:**

1. Approve September Minutes -
2. Map overlay of Plaza District –still difficult to access, but is there.

**New Business:**

1. **COA-# 2023—5- 202 N. Madison Ave. Susan and Allen Chase- enclosing part of back patio of second building on site for storage.**
2. **Updates on – District’s current projects**
* **303 N. Lafayette St. COA#2022-3 –City says that Mr. Watkins must ask for a COA extension in letter.**

***Letter from Mayor states COA valid for 12 months, and void if work has not begun in 6 months.***

* **COA 2023-04- Dottie and Dennis McClain- COA approved by City Council. Green sign put in yard.**

1. **News from District-**
2. **State Conference September 13th-15 in Augusta – Very good conference for first in person meeting since COVID. I stayed at Historic Partridge Inn- see attached notes;**

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**GHP Conference Notes:**

**Wednesday-** tours

**Meadow Garden**- historic home of George Walton, signer of Declaration of Independence Circa 1791- Owned and restored by DAR

**Enterprise Mill**- converted to condo, museum, event space and restaurant

**Springfield Baptist Church Tour**- Oldest African American Church in same location

**Reception** in original church building on rear.

**Thursday- Marion Hatcher Center- Greene St.**

**Keynote speaker Shelia Casper-** ex director of Texas Latino Preservation- Preserving Latin Heritage

**1st Session- Solving Code Compliance in Historic Structures- Donald Rooney with GDCA National Register specialist- Discussed IEBC fire codes as they pertain to historic structures.** Some codes are morepermissive than others. Look at Chapter 34 of 2012 Georgia Code which adapted specific code for historic buildings. Talk to our code inspector to see if he is aware that this exception for historic buildings is part of our Georgia Code. Hopefully he is not just using a blanket code for all new builds.

**Second Session - Historic Tax Credits**- Brent Watts and Beau Hinton of Cabretta Capitol - This was mainly for investors who can “ buy” tax credits from projects. Actually you are turning tax credits into equity credit for money. Call SHPO about historic tax application. There are State Historic Tax Credits and Federal Historic Tax Credits . State Credits are easier to work with because they can be transferred directly to investor. Federal Tax Credits was changed under last president and now must spread out over a five year period .

**Third Session- Photogrammetry**- Joe Smith – using drone and computer architects can create 360 degree drawings of buildings. Digital photos are stitched together to create these prints. Especially good for roofs and large, multi-story buildings like churches etc.

**Reception at The Old Government House Circa 1801** owned and operated by Augusta Parks and Recreation.

**4th Session- Architecture of the Last Colony- Georgia’s Historic Places, 1733-2000**- Mark Mc Donald outgoing director of Georgia Trust for Historic Preservation- overview of his new book by the same name. Excellent- I have order information. Profits go to the Trusts.

 The Trust was created in 1970 as a non-profit preservation group. It has served as an advocate for preservation, establishing a Revolving Fund Program, Preservation Easement Program, state awards program, Places in Peril, and funding available through 1772 Foundation, Callahan Incentive Grant.

**Reception at the Old Government House**- **Mark McDonald’s official retirement and we met new president, Wright Mitchell.**

**Friday- GAPC Breakfast at Joseph Rucker Lamar Historic Home-**

**First Session- Replacing Windows in Historic Buildings- Donald Rooney**

 **Main parts of window** : **Head-** top member, **Sill**- bottom frame, **Jamb -**vertical members, **Frame** – combo of head , sill and verticals, **Pane-** framed sheet of glass, **Sash-** assembly of styles and rails made into frame for holding glass panes and it moves, **Muntin Bar**- divides window glass also called grille,

When do we replace? If you can show us issues with wood condition, frame integrity, joint deterioration or water in the wall or ceiling due to seal failure, or code requirements like size.

Many want to replace when faced with issues like operational deterioration, lead paint, energy performance, and simple maintenance.

Questions that need to be answered:

Is window historic? What is its period of significance? What are you taking out? ( Many want to take out sash when you many only need to restore or replace historic frame.) Look at original frame. What about the weight pockets?

If you replace, match your windows with historic windows. Don’t change size of glass panes or trim, muntin should be same width, depth and shape, NO INSIDE Muntin. Profile is important, make sure window is set back correctly (windows in a brick house are usually set back ½ to 2/3 width of brick) , be careful not to place replacement windows too far forward- keep all windows in same plane, match all original trim. Wood for wood preferred especially for tax projects. Storm windows are encouraged- they provide insulation and protection.

Applicants should show photo of windows they are using to replace. Color is usually white. Stay away from black unless you have historical proof.

**Second Session- Types and Styles- Joe Smith- can get this from GHP- similar to the presentation he did for Museum- excellent**

**Third Session- COA Panel- Chairman from Savannah, Athens and Dalton.- very different cities with interesting procedures . – excellent but should have been two hours! Wil share.**