The Historic Preservation Commission was scheduled to meet in a duly advertised public meeting on Wednesday, February 12, 2025, at 10:00 AM.

**The following Commissioners were present:**

Will Davis

Zachary Giddes (Virtual)

William Guin

King Randall

Quianna Lavant

Vice-Chair Scott Marcus

Chair Angie Jones

**Commissioners Excused:**

Matt Trice

**Staff Present:**

Paul Forgey, Director of Planning and Development

Michael Custer, City Attorney

Tonie Mitchum, Planner II

Marina Rosen, Planner II

Centrell Vicks, Code Enforcement

Kraig Clubb, Information Technology

**Others Present:**

Wayne Yesbick

Jeannie Chastain

Ashley Harris

Bruce Capps

**CALL TO ORDER**

The meeting was called to order at 10:06 AM by Chair Angie Jones who presided at the meeting. A quorum was present.

**APPROVAL OF MINUTES**

Chair Jones opened the discussion by asking if the Commission had reviewed the minutes from the January 8, 2025, HPC Regular Meeting. There were no discussions or requests for changes.

Chair Jones entertained a motion for the minutes from the HPC Regular Meeting on January 8, 2025. Commissioner Davis offered a **motion to approve** the draft minutes as written.

The motion was seconded by Vice-Chair Marcus; the **motion passed** with the following votes:

Will Davis Yes

Zachary Giddes (Virtual) Yes

William Guin Yes

Quianna Lavant Yes

King Randall Yes

Matt Trice Absent

Vice-Chair Marcus Yes

Chair Angie Jones Yes

**NEW BUSINESS**

**CERTIFICATE OF APPROPRIATENESS (COA) APPLICATIONS**

There was one new COA application that needed to be reviewed by HPC.

**COA #25-005H 1230 Rawson Circle.** COA Request by Jeannie Chastain (Wayne Yesbick) to replace the roof, replace metal windows with vinyl, paint the trim, replace deteriorated boards, and repaint the home.

Planner II – Tonie Mitchum used PowerPoint slides to present the case. The applicants, Jeannie Chastain and Wayne Yesbick, were present and available for questions. Extensive discussion followed with questions and comments from the Board, W. Yesbick, Jeannie Chastain, and Ashley Harris. B. Capps stated that the former Boy Scout Club, located at 1100 N. Madison, adjacent to Rawson Circle, had previously sought the Board's approval for the rehabilitation of its barrel-tiled roof. The Board approved the replacement of the roof with an artificial, Gerard metal barrel vault tile material

Commissioner Davis made a **motion to approve this COA with conditions**, pending further research by the applicants into available materials and alternative rehabilitation methods. The motion was as follows:

Postpone this COA until the next HPC Regular Meeting, when the applicant will present alternative rehabilitation materials. The Board requests research into historically appropriate options, such as synthetic tile or red architectural shingles and metal casement windows instead of vinyl. The applicant must provide product details, including spec sheets and visual renderings of the windows and roof plan.

The motion was seconded by Vice-Chair Marcus; the **motion to approve with conditions passed** with the following votes.

Will Davis Yes

Zachary Giddes (Virtual) Yes

William Guin Yes

Quianna Lavant Yes

King Randall Yes

Matt Trice Absent

Vice-Chair Marcus Yes

Chair Angie Jones Yes

**OLD BUSINESS**

Code Enforcement Demolition Specialist Centrell Vicks was asked to provide a list of outstanding code cases within the historic district. Chair Jones also shared the award presented to the HPC by KADB in recognition of the HPC’s collaborative efforts. Chair Jones and Commissioner Lavant were both in attendance at this presentation.

**DISCUSSION**

Planner II Tonie Mitchum provided the Board with information about the Certificate of Appropriateness for the new construction at 711 N. Monroe, by Habitat for Humanity. This COA was previously approved at the February 7, 2023, HPC Regular Meeting.

Code Enforcement Demolition Specialist Centrell Vicks reported on 413 N. Monroe (carriage house). City Attorney Custer commented on this property and emphasized its need for demolition, asking for the Board’s blessing to move forward with an abatement action. The extensive fire damage has left it open to the public and a hazard to public safety. Chair Jones concurred with moving forward due to these safety issues.

T. Mitchum gave a brief overview of the Fox in a Box Exhibition which is on display at the Northwest Branch Library. Chair Jones voiced her support for scheduling Lunch and Learn sessions for the HPC to promote continuing education.

B. Capps stated the owners of 401 N. Jackson have stopped communicating with him about the property's preservation. P. Forgey shared that he will consult the Land Bank on potential acquisition to prevent further neglect. Meanwhile, Code Enforcement will continue enforcing compliance.

There being no further business, a motion was entertained to adjourn the meeting.

Commissioner Davis offered a **motion to adjourn** the meeting. The motion was seconded by Commissioner Lavant; the **motion passed** with a unanimous vote.

The meeting was adjourned at 11:15 AM.

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Angie Jones, Presiding Chair

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Tonie Mitchum, Planner II Marina Rosen, Planner II