Albany-Dougherty Historic Preservation Commission (HPC)

**Regular Meeting Minutes**

Wednesday, June 4, 2025

The Historic Preservation Commission was scheduled to meet in a duly advertised public meeting on Wednesday, June 4, 2024, at 10:00 AM.

**The following Commissioners were present:**

Will Davis (in at 10:05)

Zachary Giddes

Wiliam Guin

King Randall

Matt Trice

Vice-Chair Scott Marcus

Chair Angie Jones

**Commissioners Excused:**

Quianna Lavant

**Staff Present:**

Tonie Mitchum, Planner II

Jason Tolbert, Planner II

Angel Gray, Deputy Director of Planning and Development

Paul Forgey, Director of Planning and Development

Michael Custer, City Attorney

Kraig Clubb, Information Technology

Centrell Vicks, Demolition Specialist

**Others Present:**

Bruce Capps

Kurt Lamon

Chad Warbington

Emerson Jones

**CALL TO ORDER**

The meeting was called to order at 10:02 AM by Chair Jones who presided over the meeting. A quorum was present.

**APPROVAL OF MINUTES**

April 2, 2025, HPC Regular Meeting

Chair Jones opened the discussion, asking if the minutes were reviewed by the Commission. There was no discussion or any changes to the minutes asked for by the Commission.

Chair Jones entertained a motion for the minutes from the HPC Regular Meeting on April 2, 2025. Commissioner Guin offered a **motion to approve** the draft minutes as written.

The motion was seconded by Commissioner Trice; the **motion passed** with the following votes:

Will Davis Yes

Zachary Giddes Yes

William Guin Yes

Quianna Lavant Absent

King Randall Yes

Matt Trice Yes

Vice-Chair Marcus Yes

Chair Angie Jones Yes

**NEW BUSINESS**

**CERTIFICATE OF APPROPRIATENESS (COA) APPLICATIONS**

There were 5 new COA applications that needed to be reviewed by the HPC.

**COA #25-025H – 600 2nd Ave .** COA Request by Chad Warbington to construct a duplex on a 0.18 acre vacant lot.

Planner II – Tonie Mitchum used PowerPoint slides to present the case. The applicant, Chad Warbington, was present and available for questions. Discussion followed and the applicant gave their own presentation.

Commissioner Giddes offered a **motion to approve** this COA request to construct a duplex on the 0.18 acre vacant lot. The motion was as follows:

Approve the proposed COA as submitted in the case file, contingent upon the sale of the property and the rezoning.

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

Will Davis Yes

Zachary Giddes Yes

William Guin Yes

Quianna Lavant Absent

King Randall Yes

Matt Trice Yes

Vice-Chair Marcus Yes

Chair Angie Jones Yes

**COA #25-026H – 602 2nd Ave** . COA Request by Chad Warbington to construct a duplex on a 0.18 acre vacant lot.

Planner II – Tonie Mitchum used PowerPoint slides to present the case. The applicant, Chad Warbington, was present and available for questions. Discussion followed and the applicant gave their own presentation.

Commissioner Giddes offered a **motion to approve** this COA request to construct a duplex on the 0.18 acre vacant lot. The motion was as follows:

Approve the proposed COA as submitted in the case file, contingent upon the sale of the property.

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

Will Davis Yes

Zachary Giddes Yes

William Guin Yes

Quianna Lavant Absent

King Randall Yes

Matt Trice Yes

Vice-Chair Marcus Yes

Chair Angie Jones Yes

**COA #25-027H – 811 N. Madison St** . COA Request by Chad Warbington to construct a duplex on a 0.24 acre vacant lot.

Planner II – Tonie Mitchum used PowerPoint slides to present the case. The applicant, Chad Warbington, was present and available for questions. Discussion followed and the applicant gave their own presentation.

Commissioner Giddes offered a **motion to approve** this COA request to construct a duplex on the 0.18 acre vacant lot. The motion was as follows:

Approve the proposed COA as submitted in the case file.

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

Will Davis Yes

Zachary Giddes Yes

William Guin Yes

Quianna Lavant Absent

King Randall Yes

Matt Trice Yes

Vice-Chair Marcus Yes

Chair Angie Jones Yes

**COA #25-028H – 415 N. Jefferson St** . COA Request by Annie Barber to construct a handicap accessible ramp and roof replacement.

Planner II – Jason Tolbert used PowerPoint slides to present the case. The applicant, Annie Barber, was not present and available for questions. Discussion followed.

Commissioner Giddes offered a **motion to postpone** this COA request. The motion was as follows:

Postpone the proposed COA until the applicant is able to provide further details regarding the proposed scope work.

The motion was seconded by Commissioner Trice; the **motion passed** by the following votes.

Will Davis Yes

Zachary Giddes Yes

William Guin Yes

Quianna Lavant Absent

King Randall Yes

Matt Trice Yes

Vice-Chair Marcus Yes

Chair Angie Jones Yes

**COA #25-029H – 314 W. Oglethorpe Blvd**. COA Request by Kurt Lamon to remove and replace the existing storefront, selectively remove the EFIS, add new lighting fixtures, replace the fence, and add brick veneer to the lower portion of the east and west façade.

Planner II – Jason Tolbert used PowerPoint slides to present the case. The applicant, Kurt Lamon, was present and available for questions. Discussion followed.

Commissioner Davis offered a **motion to approve** this COA request to remove and replace the existing storefront, selectively remove the EFIS, add new lighting fixtures, replace the fence, and add brick veneer to the lower portion of the east and west façade The motion was as follows:

Approve the proposed COA as submitted in the case file.

The motion was seconded by Commissioner Randall; the **motion passed** by the following votes.

Will Davis Yes

Zachary Giddes Yes

William Guin Yes

Quianna Lavant Absent

King Randall Yes

Matt Trice Yes

Vice-Chair Marcus Yes

Chair Angie Jones Yes

**OLD BUSINESS**

It was discussed the contractors’ agreements for 420 W. Mercer Ave, 404 W. Mercer Ave, 406 (A&B) W. Mercer Ave, 408 W. Mercer Ave had been signed off on with Planning/Historic approval. May 5th was the end of the 45-day notice.

**DISCUSSION**

Chair Jones explained that Commissioner Lavant has taken a new position elsewhere and there is now a vacancy on the board.

Tonie Mitchum, Planner II, gave a brief update regarding the administrative review of 105 W. Society Avenue—construction of an equipment shelter along with 922 W. Third Avenue---interior work.

City Attorney, Michael Custer, was present and discussed an open code case at 1108, N. Madison Street which had been destroyed by fire—with a recommendation to send the structure to demolition. A **motion was made** by Commissioner Davis to accept the opinion of Attorney Custer. The motion was seconded by Vice-Chair Marcus; the **motion passed** with the following votes:

Will Davis Yes

Zachary Giddes Yes

William Guin Yes

Quianna Lavant Absent

King Randall Yes

Matt Trice Yes

Vice-Chair Marcus Yes

Chair Angie Jones Yes

Code enforcement demolition specialist, Centrell Vicks was present, and there was brief discussion about the list of open code violations within the Historic District.

The creation of an Albany-Dougherty Historic Preservation Commission Letterhead was considered. Chair Jones mentioned a design that was created with the help of Tina Davis, Assistant to the PIO. An example will be presented at the July Regular Meeting.

Chair Jones gave a presentation about adding the 623 Whitney Avenue as a distinct landmark within the Historic District. It was discussed that a resolution of support should be written in support of the idea. Vice-Chair Marcus made a **motion to accept** the decision the creation of a resolution. The motion was seconded by Commissioner Trice; the **motion passed** with the following votes:

Will Davis Yes

Zachary Giddes Yes

William Guin Yes

Quianna Lavant Absent

King Randall Yes

Matt Trice Yes

Vice-Chair Marcus Yes

Chair Angie Jones Abstain

Commissioner Giddes proposed the idea of an agenda item to be added to the next meeting, which is reviewing the rules regarding the attendance of applicants for Certificate of Appropriateness cases. It was agreed.

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

Vice-Chair Marcus offered a **motion to adjourn** the meeting. The motion was seconded by Commissioner Trice; the **motion passed** with a unanimous vote.

The meeting was adjourned at 12:10PM.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Angie Jones, Presiding Chair

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tonie Mitchum, Planner II

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Jason Tolbert, Planner II