

MINUTES OF A MEETING OF THE MANCHESTER HISTORIC ZONING COMMISSION

2 February 2023

Call to Order

The regular meeting of the Historic Zoning Commission was called to order at 5:05 p.m. in the city hall board room with Rick Cook presiding. In attendance were: Codes Director Brittany Fiske, City Planning Commissioner Ken Seuberling, Will Painter, and Norm Vetter. Absent were Alderman Bob Bellamy, Button Dale, Ray Amos, Vice Chair Tiffany Hoyne, and Ellen Fletcher. Also in attendance were downtown business owner, Mike Bass, and Sarah McLeod from the Tennessee State Historical Commission.

Minutes Approval

Minutes of the previous meeting (December, 2022) were distributed electronically prior to this meeting.

New Business

Brittany presented three (3) applications submitted for the Appalachian Regional Commission (ARC) Downtown Improvement Grant for Facades as described in the last HZC meeting. (See Minutes from December, 2022) The business addresses for the applications are 110, 112, and 200 North Spring Street. All three buildings are owned by Mike Bass.

Two of the applications specify a total of six new windows, three each for both 110 and 112 North Spring Street. They are replacements for the windows on the second floor of the Spring Street side of the building. Mr. Bass made it understood that the replacement windows will differ slightly in appearance for the current windows in that the semicircular, arch top glass will be a separate pane from the rest of the window. It will however be made from clear glass and will not differ in any other manner from the present configuration. After some discussion about the windows' design and configuration, Ken moved the commission to accept the proposal as presented. Rick seconded the motion and it passed with unanimous voice approval.

The third application specifies mortar repointing work to be done on the old Post Office building at 200 N. Spring St. Mr. Bass confirmed that this is necessary maintenance work and will not alter the appearance of the building in any way with regards to color, brick patterns, etc. Ken moved the commission to accept the proposal as presented. Rick seconded the motion and it passed with unanimous voice approval.

It was noted that at the time of the meeting, Mike had not completed the actual COA application itself for any of the three proposed projects. Brittany agreed to accept them within the next few days and will attach them to the ARC grant paperwork as required. It was also noted that this meeting's attendance was one member shy of a quorum. Norm stated that once he had the COA's themselves, they could be electronically forwarded to the members in effort to collect one more approval vote.

UPDATE: That approval was obtained February 7 from Eugenia Dale, Bob Bellamy, and Ray Amos.

Mrs. McLeod from the Tennessee State Historical Commission informed the group that since not all the available grant funds had been applied for to date, there would be a "second round" of grant applications tentatively proposed for May of this year.

Adjournment

With no further business, the meeting was adjourned at 5:22. Next meeting: 2 March 2023 at 5:00 PM

Respectfully submitted,
Norm Vetter, Secretary