

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
AUGUST 1, 2011**

Members present: Chairman Kathy Amos, Vice Chairman Dick Bachman and Commissioner Kevin Meyer

Members absent: Commissioners Jim Walters and Linda Hutchens

Staff present: Special Projects Manager Jessica Tullar

Others present: Council Member Myrtle Figueras (Ex-Officio Member); Cheryl Bush

CALL TO ORDER

The meeting was held in the Green Street Station Conference Room and was called to order by Chairman Amos at 5:30 PM.

MINUTES OF MARCH 7, 2011 MEETING

Motion to approve the Minutes as presented.

Motion made by Vice Chairman Bachman

Motion seconded by Commissioner Meyer

Vote – 3 favor, 2 absent (Walters and Hutchens)

OLD BUSINESS – NONE

NEW BUSINESS – NONE

OPEN DISCUSSION –

Chairman Amos inquired about the status of the Fair Street Area Neighborhood Planning Unit (NPU) and its efforts to designate an area within the NPU as a local district. Mrs. Tullar shared information about the rezoning efforts and the NPU's desire to work with Housing Division Manager Chris Davis to direct Community Development Block Grant (CDBG) funds towards a concentrated beautification, rehabilitation initiative in the NPU. It was explained that the Historic Resources Survey recommended a potential district in the Newtown area of the NPU, but that there has been no communication from the NPU Steering Committee about whether the residents/owners of the potential Newtown district want to move forward with local designation.

Mrs. Tullar provided an update on the City's Comprehensive Plan project, inviting all to attend the upcoming community workshops and to complete the "Compass Survey" on the City's website. She also encouraged them to invite neighbors, colleagues, etc. to participate.

A brief discussion about the status of the Moon-Apperson House on Candler Street ensued. It was suggested that the conditionally-approved Certificate of Appropriateness (COA) could be extended beyond the expiration per conditions of approval, but that all were concerned whether the Quinlan will be able to find anyone to take the house. It seems the Hall County Schools (Pat Ellis at the Lanier Charter Career Academy) is unable to continue with relocation of the house to the Oakwood campus for the bed-and-breakfast project. Finally, the group concluded that a request for demolition is probable.

As well, there was a concern raised about 756 Green Street where a portion of the roof was damaged. It seems that the tarp is not secured and that additional damage may be occurring from exposure to the weather elements. Mrs. Tullar said she would talk with Inspection Services about visiting the site to determine the situation and where the owner stands in addressing the issue. Staff will follow up with the property owner as well as the Commission.

MISCELLANEOUS – TRAINING (NOTES BELOW REFLECT WHAT MS. TULLAR SHARED WITH THE HPC MEMBERS PRESENT)

A) Certificate of Appropriateness (COA) & Meeting Procedure

Using PowerPoint slides (attached), Mrs. Tullar briefly discussed the Certificate of Appropriateness (COA) process from an applicant's first point of contact with the staff or the Commission to final approval. She explained the Major/Minor process, permitting, report-writing and the checks-and-balances that are in place to minimize work being completed without prior design review. Mrs. Tullar also focused on the Commission members' responsibility in the COA process and the importance of each member doing their "homework" before making a decision.

Ideas were shared about how to create a "carrot" for those in the historic districts. For example, it was mentioned that a plaque stating the historic name and description of the house could be placed in front of each house on Green Street; or an app for the smart phone and other devices could be developed with a walking tour of the historic districts.

B) Historic Resources Survey – Phases I & II

Mrs. Tullar briefly shared that nearly 800 resources were documented in Phases I and II of the multi-phase, community-wide historic resources survey. It was documented that the occurrence of house types reflect the predominantly middle class residents of the area, with bungalow, English cottage and ranch being the most frequently built houses. Most resources display elements of one or more architectural styles, but the most prevalent style was Craftsman followed by English Vernacular Revival, Colonial Revival and Folk Victorian. Mrs. Tullar referred the group to the various maps identifying potential local historic districts and reminded the Commission that at its joint meeting with City Council the Commission would review the results of all five phases of the survey and then put forth a list of priorities to the City Council.

ADJOURNMENT

Motion to adjourn the meeting at 7:15 PM.

Motion made by Vice Chairman Bachman
Motion seconded by Commissioner Meyer
Vote – 3 favor, 2 absent (Walters and Hutchens)

Respectfully submitted,

Dick Bachman, Vice Chairman

Jessica Tullar, Special Projects
Manager