

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
NOVEMBER 7, 2011**

Members present: Vice Chairman Dick Bachman and Commissioners Jim Walters and Kevin Meyer

Members absent: None

(NOTE: There are currently two vacancies on the Commission due to the resignation of Chairman Amos and Commissioner Hutchens.)

Staff present: Special Projects Manager Jessica Tullar and Recording Secretary Judy Foster

Others present: Council Member Myrtle Figueras and Cheryl Bush

CALL TO ORDER

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

MINUTES OF AUGUST 1, 2011 MEETING

Motion to approve the Minutes as presented.

Motion made by Commissioner Walters
Motion seconded by Commissioner Meyer
Vote – 3 favor

NEW BUSINESS

A. Certificate of Appropriateness

- 1) Request from **Rob Taylor** for a Certificate of Appropriateness for a Major Work Project involving a building change on a 0.23[±] acre tract located on the north side of Ridgewood Avenue, west of its intersection with Bradford Street (a/k/a **520 Ridgewood Avenue**).
Ward Number: Five
Local Historic District: Ridgewood Neighborhood
Tax Parcel Number(s): 01-042-001-027
Proposed Work Project: Building change involving the removal and replacement of a 12' x 12' portion of an existing deck with a 12' x 16' screened porch with fireplace.

Staff Presentation: Special Projects Manager Jessica Tullar made the following staff presentation:

- The applicant's request involves a building change. The applicant wishes to remove a 12' x 12' portion of an existing deck and replace it with a 12' x 16' screened porch with fireplace.

- The property is located within the Ridgewood Local Historic District and according to the Phase I survey, the principal building is an English Vernacular Revival-style English Cottage that was constructed around 1940. It appears that the original structure has been modified over the years including a rear addition to the left side and the open deck on the back. The open deck was constructed by a previous property owner at some point after the property was designated and the survey was completed, but without any design review or permits. Since the proposal includes a roof, it is considered a Major Work Project and therefore subject to HPC review.
- The applicable design guidelines were noted in the staff report.
- Finally, the supporting documents submitted with the application included: a written narrative of proposed work project & materials; boundary survey/plat; concept plan showing the location of the proposed changes; floor plan; architectural sketches; and photographs.

Upon inquiry by Vice Chairman Bachman, Mrs. Tullar passed around the architectural drawings and photos of the house.

Applicant Rob Taylor confirmed Commissioner Walters' statement that they wanted the new porch to blend in with the rear addition.

Mrs. Tullar stated that the proposed porch was not readily visible from the street or either adjoining properties. She stated that most of the porch will be screened, noting pressure treated wood to be at the base of it and the proposed aluminum balusters on the handrails with fiber cement siding on the gabled part and on the chimney.

Upon inquiry by Vice Chairman Bachman, Mr. Taylor stated the roof would be shingled to blend in with the existing roof and would have a 3-foot 12-inch slope.

Applicant's Presentation: Rob Taylor, Contractor for the homeowner, stated that they plan to take out part of the deck to build the screened porch since it is not sufficient to support the building, noting it will also help to blend in with the existing structure.

Mrs. Tullar stated that the handrails on the portion of the existing deck that is to remain are currently 36-inches, but will be raised to 42-inches as required by code.

Commissioner Meyer stated that while it may look nice aesthetically, when dealing with historic homes it is good to be able to tell the original structure from any modifications that have been made to it. Mr. Taylor clarified that they are trying to blend in the screened porch with the existing addition not the historic part of the house. He explained where the vinyl siding and soffits would remain and where the fiber cement siding would be installed.

Mrs. Tullar stated that she met with the applicant and homeowner and talked at length about HPD standards that any addition should have the ability to be easily removed without damaging the historical house.

Upon inquiry by Vice Chairman Bachman, it was confirmed that the paint color would blend in with the existing house. Mrs. Tullar noted on record that while the Commission cannot dictate color, the applicant is proposing to match the existing paint colors.

Public Forum: None

Motion to approve the application dated 10/07/11 for a Certificate of Appropriateness for a Major Work Project involving a building change at 520 Ridgewood Avenue as presented by the applicant.

Motion made by Commissioner Walters
Motion seconded by Commissioner Meyer
Vote – 3 favor

B. Election of Chair and Vice-Chair

Motion to elect Dick Bachman as Chairman and Kevin Meyer as Vice Chairman.

Motion made by Commissioner Walters
Motion seconded by Vice Chairman Bachman
Vote – 3 favor

MISCELLANEOUS

Hall County School Board Building, 711 Green Street

Special Projects Manager Jessica Tullar stated that they currently have a white shingle sign which is dilapidated and they would like to replace it with the same sign. However, they are contemplating adding a second shingle to say “Gardens on Green” or have a second sign but smaller identifying the Gardens on Green. Mrs. Tullar asked the Commission for guidance if the School Board decides to do the one replacement sign with two hanging shingles, if that would be considered a Major or Minor Work Project. There was a general consensus that it would be a Minor Work Project. Mrs. Tullar stated that if they choose to do the second sign, she would send out an email to the Commission for their review as to whether it should be a Major or Minor Work Project.

601 Ridgewood Avenue

Special Projects Manager Jessica Tullar stated that facing the house, on the left side behind the wooden privacy fence, the homeowner is proposing to change out a rotted wooden. Single-pane glass door with a new non-wood door with a single glass pane. She stated that it is not readily visible from the street and other similar doors on the house were changed out by a previous homeowner before the district was designated. She stated that it is a change of materials and asked for guidance from the Commission as to whether it should be processed as a Major or Minor Work Project. There was a general consensus that it should be a Minor Work Project since they are trying to keep the same overall look and design and it is not readily visible from the street.

Training

Special Projects Manager Jessica Tullar stated that there will be two new appointments soon which will require training. She stated the next training opportunity in which the City can afford would be next fall in the LaGrange area. She stated the City likely will put in a proposal for the March 2013 training which would be a two day event and hoped that all Commissioners could attend.

Historical Survey

Special Projects Manager Jessica Tullar stated the City received certification for the Phase Five Survey which completed that process.

ADJOURNMENT

Motion to adjourn the meeting at 5:45 PM.

Motion made by Commissioner Walters
Motion seconded by Commissioner Meyer
Vote – 3 favor

Respectfully submitted,

Dick Bachman, Chairman

Judy Foster, Recording Secretary