

**GAINESVILLE HISTORIC PRESERVATION COMMISSION  
MINUTES OF MEETING  
FEBRUARY 6, 2012**

**Members present:** Chairman Dick Bachman, Vice Chairman Kevin Meyer and Commissioners Cheryl Morrow and Jack Bailey

**Members absent:** Commissioner Jim Walters

**Staff present:** Community Development Director Rusty Ligon, Special Projects Manager Jessica Tullar and Recording Secretary Judy Foster

**Others present:** Council Member Ruth Bruner (Ex-Officio Member) and Fred Powell

**CALL TO ORDER**

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

**MINUTES OF NOVEMBER 7, 2011 MEETING**

**Motion to approve the Minutes as presented.**

Motion made by Vice Chairman Meyer  
Motion seconded by Commissioner Morrow  
**Vote – 4 favor, 1 absent (Walters)**

Chairman Bachman welcomed the newest members to the Commission, Cheryl Morrow and Jack Bailey.

**CITIZEN'S ISSUES**

**Fred Powell**, 418 Boulevard, shared his concerns regarding a recent rezoning application filed for the property located at 424 Boulevard. He believed the proposal to be too invasive for the size of the property, noting concerns about the use, proposed garage, parking, driveway, tree removal, lighting, curbs, dumpster and retention pond. He believed this rezoning, if approved, would cause further erosion of the historic neighborhood and was hoping the HPC would agree with him and submit their concerns to the appropriate parties.

Community Development Director Rusty Ligon gave an overview of the rezoning process and stated that the staff recommendation would be for approval with conditions, noting the proposed zoning use was compatible with other uses in the area. Mr. Ligon stated that the HPC members as well as the general public had the right to express their concerns during the public hearing at the Planning and Appeals Board meeting as well as the City Council meeting.

Special Projects Manager Jessica Tullar confirmed that the property was on the National Historic Register but was not locally designated. However, she stated that the Commission, as a group or individually, could share any concerns they may have about the architectural character of the property. Mr. Ligon stated that they could voice their concerns through an email or speak at the public hearings.

Chairman Bachman requested any Commissioner who had any concerns to email them to staff.

## **OLD BUSINESS**

### **A) Results and Recommendations from Historic Resources Survey**

Special Projects Manager Jessica Tullar presented a report of the historic resources survey results and a map showing the recommendations for potential additional and/or expanded historic districts. She pointed out the current designations on the map as well as the areas of each survey phase and recommended potential additions and/or expansions, noting the number of resources surveyed for each phase and the prevailing house type and architectural style. She stated that resources built in 1971 and earlier (at least 40 years old) were surveyed and clarified that a structure must be at least 50 years of age or older to be considered historic. There were a total of 2,038 resources surveyed with multiple areas for expansion.

Mrs. Tullar stated that the Commission was not required to go with the consultant's recommendations, noting they could come up with their own areas or a combination of their own recommended areas. She stated the HPC had a joint meeting with the City Council in which the HPC was charged with completing the surveys, reviewing the recommendations and then prioritizing them.

The Commission discussed the following issues:

- Which areas were most vulnerable or threatened by demolition and incompatible infill;
- Preserving the African American heritage of the Newtown area;
- Designations would come from residents, not be forced on them;
- Possibility of designations slowing down redevelopment in some areas;
- Longstreet Hills reportedly being the first planned subdivision in Hall County; and
- Hopefully designations will encourage property owners to properly maintain their structures.

Community Development Director Rusty Ligon stated they plan to update the Design Guidelines to be more Gainesville specific.

Special Projects Manager Jessica Tullar stated she had met with the Main Street Board regarding the possibility of designating a downtown historic district in which they were receptive to the idea.

She suggested that only one or two districts should be addressed at a time since the process is very involved and time consuming.

Chairman Bachman asked for each Commissioner to state which area(s) they believe should be addressed first. Their response was as follows:

- Commissioner Bailey – Downtown and Newtown
- Commissioner Morrow – Downtown and Newtown
- Vice Chairman Meyer – Downtown, Newtown and Brenau
- Chairman Bachman – Downtown, Newtown and Riverside

Council Member Bruner stated that the downtown district should include Washington Street, City Hall, Joint Administration Building and Green Street Station. She also felt that when the fourth undeveloped corner of the square is developed, that it needs to be comparable with the rest of the square.

Mrs. Tullar confirmed that the first implementation phase would include the Downtown and Newtown areas; the second phase would include the Brenau and Riverside areas; and the third phase would include the Ridgewood and Green Street Circle areas.

Mrs. Tullar estimated it could take six months to go through the process which would include outreach and education of historic preservation to the property owners and residents; meeting with groups or individuals at their site; and holding public hearings before the HPC and City Council.

Mrs. Tullar also suggested bringing in folks from other communities, like Madison and Rome, to come to Gainesville to share their ideas with us, to understand their perspective and to see what worked and what didn't work in their efforts.

Mrs. Bruner stated that City Council would want to know the implementation strategy and timeline to accomplish the designations.

## **MISCELLANEOUS – TRAINING**

### **A) Review Certificate of Appropriateness (COA) Procedures**

Special Projects Manager Jessica Tullar stated that due to time restraints, the review of COA procedures would be discussed at a later date after an application is received.

## **ADJOURNMENT**

### **Motion to adjourn the meeting at 6:50 PM.**

Motion made by Chairman Bachman  
Motion seconded by Vice Chairman Meyer  
**Vote – 4 favor, 1 absent (Walters)**

Respectfully submitted,

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Dick Bachman, Chairman

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Judy Foster, Recording Secretary