

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
MARCH 26, 2013**

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

Members absent: Commissioner Cheryl Morrow

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

CALL TO ORDER

The meeting was held in the Green Street Station Training Room and was called to order by Chairman Bachman at 5:35 PM.

MINUTES OF NOVEMBER 5, 2012 MEETING

Motion to approve the Minutes as presented.

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

NEW BUSINESS

A. Certificate of Appropriateness

- 1) Request from **Jeanne Winner (Winner Wellness Center)** for a Certificate of Appropriateness for a Major Work Project involving a site change on a 0.65[±] acre tract located on the east side of Green Street, 440[±] feet north of its intersection with Ridgewood Avenue (a/k/a **746 Green Street, NE**).

Ward Number: Two

Local Historic District: Green Street

Tax Parcel Number(s): 01-039-001-002

Proposed Work Project: Site change involving the removal of an existing freestanding sign and the construction of a new, replacement principal freestanding sign

Staff Presentation: Special Projects Manager Jessica Tullar shared additional information from the historic resources survey, noting the structure is a Neoclassical Revival Style American foursquare house that was constructed around 1910 and has had several alterations and renovations completed. She stated the request is for a site change to replace the existing sign which is approximately 36 square feet in size and was permitted under the old Code which required a variance at the time and was before the local historic district was designated. Mrs. Tullar stated that since talking with the applicant earlier today, the proposal has changed, so she asked that they address the schematic and design of the new proposed sign. She asked the Commissioners, when making their determination, to refer to the provisions from the Zoning Code sign regulations as well as guidelines and criteria for signs as listed in the Design Guidelines which are included in the Staff Report.

Applicant's Presentation: Dr. Jack and Jeanne Winner presented a picture of the proposed sign to show its location as well as the schematic with dimensions and types of materials noted. They also presented an example of Duro Polyurethane which would be used for the columns so they would not rot. Upon inquiry by Commissioner Walters, they stated that the columns would be fluted to match the house. Dr. Winner provided clarification on the dimensions of the sign. Mrs. Winner stated that the sign face would be a little smaller than the existing sign, however, with the columns added, the overall structure would be larger. She stated that they would like to include the columns to reflect the architecture of the house, noting the existing sign is in disrepair.

Historic Preservation Commission Comments: Commissioner Walters asked about the base of the sign in comparison to the base of the house. Mrs. Winner stated that the base of the sign was concrete and the foundation of the house is brick. She stated that they could use brick on the base of the sign.

Upon inquiry by Chairman Bachman, Mrs. Winner stated that shingles would be on the top slope which is what was used on the existing sign.

Commissioner Bailey asked about the size of the existing sign face in comparison to the proposed sign. Mrs. Winner stated that the existing sign face is 36 square feet and the proposed sign face is 32 square feet. Commissioner Bailey asked if the white area, including the columns would have traditional detailing. Mrs. Winner stated yes, the columns would be fluted as on the house but they couldn't show it on the diagram.

Discussion was held regarding the setback requirements for the proposed sign, what is allowed within Residential and Office (R-O) zoning, and specific criteria to reference when making decisions regarding whether the sign is proportional to the building and site as noted in the Design Guidelines.

Chairman Bachman stated that he does not like the shingles on top as proposed which will be visible from Green Street. Mrs. Winner stated that she would like to put something different on top but did not know what would be allowed. Special Projects Manager Jessica Tullar stated that there was nothing requiring it to be shingled.

Vice Chairman Meyer commented that the only thing out of proportion he observed was that the columns on the porch are almost squared between the height of the columns and the width in between the columns. He stated it would be good if the same proportions with the sign could match.

Chairman Bachman asked if the applicant had looked into a flat top sign with copper flashing. Mrs. Winner stated that they did look at a flat top sign, but would prefer to have a gabled roof sign which she felt catches the eye more, noting that a flat top took away from the sign.

Commissioner Walters stated that the proposed sign looked like an improvement to him.

Commissioner Bailey stated that he believed the Civic Center sign has a copper top, noting that traditionally this type of sign would have had a copper top.

Motion to approve the request as presented with the following conditions/modifications:

Conditions

- 1) **The top of the sign shall be covered with copper, in a workman-like manner, instead of shingles.**
- 2) **The base of the sign shall be bricked to match the design of the house foundation.**
- 3) **The columns of the sign shall be fluted to match the design of the porch columns.**

Motion made by Commissioner Walters
Motion seconded by Commissioner Bailey
Vote – 4 favor, 1 absent (Morrow)

Special Projects Manager Jessica Tullar notified the applicant that once they receive the Certificate of Appropriateness in the mail, then their contractor can obtain the sign permit.

MISCELLANEOUS

Residential and Commercial Guidelines

Special Projects Manager Jessica Tullar shared an example of the format for the updated residential and new commercial guidelines as provided by the consultant. She stated that we should have a completed draft by the end of the week to send to the State for review. Mrs. Tullar shared the timeline and procedure for adoption of the new Guidelines which should be finalized in August.

Local Designations

Special Projects Manager Jessica Tullar stated that local designations are on hold until the new Guidelines are completed.

ADJOURNMENT

Motion to adjourn the meeting at 5:53 PM.

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

Respectfully submitted,

Dick Bachman, Chairman

Judy Foster, Recording Secretary