

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
DECEMBER 2, 2013**

Members present: Vice Chairman Kevin Meyer and Commissioners Jack Bailey and Cheryl Morrow

Members absent: Chairman Dick Bachman and Commissioner Jim Walters

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 Conference Room and was called to order by Vice Chairman Meyer at 5:30 p.m.

MINUTES OF SEPTEMBER 9, 2013 MEETING

Motion to approve the Minutes as presented.

Motion made by Commissioner Morrow
Motion seconded by Commissioner Bailey
Vote – 3 favor, 2 absent (Bachman, Walters)

NEW BUSINESS

A. Design Guidelines

- 1) Request from the **City of Gainesville Community Development Department** to consider the adoption of an updated, more Gainesville-focused set of design guidelines for local historic districts. A copy of the draft design guidelines can be viewed on the City's website at www.gainesville.org/historic-preservation or at the Community Development Department offices located on the 2nd floor at 311 Henry Ward Way in downtown Gainesville.

Applicant Presentation: Special Projects Manager Jessica Tullar stated that the State Historic Preservation Division approved the draft of the updated design guidelines in October. She shared the changes that were made to the design guidelines as follows: 1) formatting changes to be more user friendly; 2) separation of provisions for residential-style used as residences (i.e. Ridgewood district) versus residential-style structures being used as nonresidential (i.e. Green Street district); 3) includes pictures and drawings of different architectural styles of homes and building types as determined by the historic resources survey; 4) the addition of design guidelines for commercial-style properties; and 5) the glossary has been expanded to include more terms and diagrams to further illustrate definitions. Mrs. Tullar stated that there is currently only one commercial property which was individually designated (Big Bear Café), but noted that if the downtown area is locally designated, those properties would abide by the same commercial guidelines.

Vice Chairman Meyer asked if the design guidelines would be available online. Mrs. Tullar stated that the draft version is currently online and will be replaced with the final approved document.

Community Development Director Rusty Ligon asked Commissioner Bailey what his comments were from an architect's viewpoint. Commissioner Bailey stated that he liked the layout and graphics which make it very attractive and easier to use.

Vice Chairman Meyer stated that he believed the new guidelines would allow property owners and business owners alike to go through the process with more ease.

Special Projects Manager Jessica Tullar stated that the one comment the State had was to make sure the Certificate of Appropriateness process was well defined and more discernible and that is why that process was moved to the forefront of the guidelines and the application included as a separate appendix. She also noted that the web version is bookmarked and the table of contents is color coded to match the chapters.

Mrs. Tullar also noted that relocations and demolitions were called out as a separate chapter, and language was added from the historic preservation ordinance so you don't have to refer to two documents during the process.

Since the design guidelines are not an ordinance or code, adoption is only required by the HPC and not the City Council.

Commissioner Bailey asked how it can be enforced since it is not an ordinance. Mrs. Tullar stated that Code Enforcement can still issue citations for non-compliance and take property owners to court if needed because of the historic preservation ordinance.

Commissioner Bailey stated that he would prefer to regulate color. Mrs. Tullar explained that any City which adopted their preservation ordinances after 1980 cannot regulate color per the State Act.

Public Comments: None

Motion to adopt the updated, more Gainesville-focused set of design guidelines for local historic districts as provided by the Consultant.

Motion made by Commissioner Bailey

Motion seconded by Commissioner Morrow

Vote – 3 favor, 2 absent (Bachman, Walters)

Special Projects Manager Jessica Tullar stated that a letter will be mailed to the property owners in both local historic districts as well as the two individual landmarks to notify them that the new design guidelines have been adopted and how they can view or obtain a copy.

MISCELLANEOUS

Preservation Grant: Special Projects Manager Jessica Tullar stated that she received notice that preservation grant applications are due in February if we want to consider applying to help with any National Register nominations.

Training: Special Projects Manager Jessica Tullar reported that every HPC member is required to attend training once every three years, and there will be a two-day training session offered in Athens in April 2014. Chairman Bachman and Commissioner Walters are due for

additional training. There will also be a one day training offered in August or September 2014 in conjunction with the Downtown Development Conference.

ADJOURNMENT

Vice Chairman Meyer adjourned the meeting at 5:47 p.m.

Respectfully submitted,

Kevin Meyer, Vice Chairman

Judy Foster, Recording Secretary