

GAINESVILLE HISTORIC PRESERVATION COMMISSION
DRAFT MINUTES OF MEETING
AUGUST 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

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 MARCH 29, 2012 MEETING

Motion to approve the Minutes as presented.

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

GIS Intern

Special Projects Manager Jessica Tullar stated that Gainesville State College student, Alejandro Schwedhelm, worked as a GIS Intern for the City this summer to help with mapping of preservation data obtained from the completed historic resources surveys. Mrs. Tullar shared some examples of how the data can now be used through mapping: 1) Phase I Historic Resources Surveys mapped by dates of construction; 2) He took old fire insurance maps and aligned them with current road grids and overlaid that with current building data; and 3) He used an old aerial map during the 1950's which showed land and buildings before Lake Lanier was constructed. She stated she would like to incorporate historic preservation information into the current GIS maps for use by the general public.

OLD BUSINESS

A) Potential Local Historic Districts

Downtown

Special Projects Manager Jessica Tullar provided a map showing the proposed boundaries of a potential local historic district within the Downtown area. She stated that these boundaries were based upon recommendations from the results of the completed historic resources surveys.

The following items were discussed during the review of the proposed boundaries of a potential Downtown Local Historic District (LHD):

- The Hall County Courthouses and City Hall buildings were not included in the National Register District.

- The Green Street LHD stops at The Times building, noting the building is a unique example and will soon be considered a historic property.
- Whether the older warehouses in the Mule Camp Springs area should be included in a Downtown District even though they are located in Midtown, noting there are not enough historic resources in Midtown to form a LHD, but properties could be designated individually.
- Resources included in the proposed LHD do not necessarily have to be historic, but will become historic in the future and will help the HPC to have some control as to what should go in its place if it were destroyed.
- Office condominiums off Academy Street were included because the parcel fronts the street. Also, the two parcels to the right of those condominiums were excluded because they do not front Academy Street.
- Justification of including properties down Washington Street, west of West Academy Street.
- Whether to exclude properties along the west side of West Academy Street and continuing down the south side of Washington Street.
- Discussion about using roads as boundary lines and when it is appropriate and when it is not, such as with an overlay boundary.
- The area south of Jesse Jewell Parkway to include in the LHD would need to go down to Parker Street for it to make sense.
- An actual spring at Mule Camp Springs is another reason to include it in the LHD.

There was a general consensus among the Commissioners to include the area south of Jesse Jewell Parkway down Main Street to Parker Street to the drive heading back north through Mule Camp Springs, LLC property at Jesse Jewell Parkway.

Special Projects Manager Jessica Tullar stated that she would take the new proposed boundary for a Downtown LHD to the Main Street Board to get their input and try to give everyone a chance to comment on the proposed boundary before making an official application. Council Member Ruth Bruner stated that it may be less controversial for the HPC or the City to make the application, noting that the HPC was the applicant for the Green Street LHD.

The following discussions were also held regarding the potential Downtown LHD:

- The façade of the old courthouse being restored back to its 1938 style and how Transportation Enhancement funds can be used to rehabilitate historic structures. Also, it would be nice to connect the Downtown Square with Roosevelt Square as well as this project.
- Discussion of National Register Districts and Local Historic Districts overlapping, for example what the advantages and disadvantages are of being in one or both districts.
- Education will be important in the designation of a Downtown LHD, noting that business owner support or opposition will likely depend upon the guidelines for this district.
- The likelihood of City Council being supportive of the designation even if there is opposition.
- Streetscape projects should continue from the core of the Downtown Square and extended out to the surrounding areas within the district.
- Status of grants to help with hiring a consultant to develop commercial guidelines as well as update the residential guidelines.
- Discussion of whether Brenau campus should be included in the Downtown LHD.
- Discussion of whether to tie in the Wilshire Trail area in the Downtown LHD.

Newtown

Special Projects Manager Jessica Tullar provided a map showing the proposed boundaries for a potential Newtown Local Historic District. She stated that this goes back to the Fair Street Neighborhood Planning Unit (NPU) where they wanted to preserve what was left of the identified local heritage in Newtown. The Newtown area, which was surveyed in Phases 3 and 4, had the highest concentration of intact historic resources. The proposed district boundaries shown on the map is the consultant's recommendation for a local historic district.

The following items were discussed during the review of the proposed boundaries of a potential Newtown Local Historic District:

- How well this proposed district would be received by the neighborhood.
- The NPU has worked hard and is ready for the next step in the process, noting that there are a number of properties owned by people who do not live within the neighborhood and this is a way for them to protect the character of their neighborhood.
- Discussion about the three properties at the end of Emily Street which were not included in the proposed district.
- Whether to include both sides of Patricia Drive and Mill Street from McDonald Street down to Patricia Drive, excluding the Housing Authority property.
- It was noted that the district boundaries could always be amended.
- Public involvement meetings should be held at different dates and times, including Saturday, to try to reach everyone who may work different shifts.
- Whether to include both sides of Mill Street over to MLK.

There was a general consensus among the Commissioners to include both sides of Patricia Drive and Mill Street from McDonald Street down to Patricia Drive, excluding the Housing Authority property.

Special Projects Manager Jessica Tullar stated she would present the proposed boundaries of the potential Newtown Local Historic District to key members in the community first to get their approval before beginning public involvement meetings.

MISCELLANEOUS

Potential Upcoming Applications

Special Projects Manager Jessica Tullar provided some details regarding a proposed new construction on the vacant property behind the Liberty House for a non-residential use, noting this would be the first new construction proposal the HPC would review. She also stated the HPC may receive its first demolition request for the Apperson House on Candler Street. Both of these applications may be on the October HPC Agenda.

Training Opportunity

Special Projects Manager Jessica Tullar stated there will be a training session offered in LaGrange on August 23rd if anyone is interested in attending, noting Commissioners Bailey and Morrow will be going to comply with their first year training requirement. Mrs. Tullar stated that next spring the day and a half training will be in a location north of Macon, and added that the City may put in a bid to host that conference.

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,

Dick Bachman, Chairman

Judy Foster, Recording Secretary