

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
MARCH 2, 2015**

Members present: Chairman Dick Bachman, Vice Chairman Kevin Meyer and Commissioner Cheryl Morrow

Members absent: Commissioners Jack Bailey and Jim Walters

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

Others present: Council Member Bob Hamrick, Applicant Jennie Clayton and Scott Vaughn

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 p.m.

MINUTES OF JUNE 16, 2014 MEETING

Motion to approve the Minutes as presented.

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

NEW BUSINESS

A. Certificate of Appropriateness

- 1) Request from **Jennie Clayton** for a Certificate of Appropriateness for a Major Work Project involving site changes on a 0.33± acre tract located on the southwest corner of the intersection of Bradford Street and Ridgewood Avenue (a/k/a **637 Bradford Street, NW**).

Ward Number: Five
Local Historic District: Ridgewood Neighborhood
Tax Parcel Number(s): 01-025-007-018
Proposed Work Project: Site changes involving the construction of small accessory building/storage shed and gravel for additional parking

Staff Report: Special Projects Manager Jessica Tullar stated that the applicant is requesting to build a small, 10' x 18' accessory building to the rear of the property which is in compliance with the Guidelines as the proposal is smaller in size than the principal building, and is simple in design and comparable to the main structure. The proposal is for a metal roof which is consistent to one located next door. The proposed material for siding is HardiPlank, which is a modern material, but allowed within the Guidelines for spot replacement. However, the HPC has not approved the material for an accessory building, noting there was a request across the street which was denied the use of HardiPlank because it was more visible. The proposal also includes pea gravel to be used for additional parking on the property. Mrs. Tullar stated that typically gravel is not allowed and the parking area would have to be paved. However, the Unified Land

Development Code (ULDC) provides some relief for historic properties if approved by the Public Works Director. In this case, the Public Works Director has approved the use of pea gravel for additional parking.

Discussion: Jennie Clayton asked if the HPC would dictate the color for the roof, noting she was thinking of a subdued color such as brown. She introduced Scott Vaughn as the person who would build the structure. Mr. Vaughn asked about the use of HardiPlank. Special Projects Manager Jessica Tullar stated that the HardiPlank material can be considered by the HPC. There was discussion regarding the use of HardiPlank versus wood siding, and it was noted that HardiPlank would last longer. However, Chairman Bachman stated that the same exposure on the lapboard should match the house. Mr. Vaughn stated that the exposure of the vinyl siding on the house is four inches but HardiPlank is seven inches. Mrs. Tullar stated that wood siding would be more compliant with the Guidelines.

Chairman Bachman asked if the proposed porch would be a slab on grade. Mr. Vaughn stated that it would be on blocks. Ms. Clayton stated that she wanted a small covered porch, enough to put a small rocking chair on each side of the door, which would be facing the house. Vice Chairman Meyer asked about the location of the proposed window. Ms. Clayton stated the window would be facing Ridgewood Avenue. Mr. Vaughn stated it would be just as easy to use wood siding. Mrs. Tullar stated that she would have to check the ULDC about footing requirements. Ms. Clayton stated she would like the shed to have a metal roof with a stained cedar siding look.

Upon inquiry by Chairman Bachman, Mrs. Tullar stated that the subject property has two front setbacks since it is a corner lot and the setback off Ridgewood and Bradford is 30-feet and 10-feet off the other two property lines. She stated that the applicant will meet the setback requirements.

Vice Chairman Meyer asked if the metal roof was allowed, would it set a precedent for future requests. Mrs. Tullar stated that every decision the HPC makes goes on record and could be used in favor or against any future requests. Ms. Clayton stated that she is open to ideas but she didn't want the shed to look exactly like the house. Vice Chairman Meyer stated that the HPC cannot dictate colors of metal roofing so he did not want to open up the floodgates for future requests. Chairman Bachman asked what kind of roofing was on the house. Ms. Clayton stated architectural shingles and noted that she would be agreeable to using those on the shed.

Ms. Clayton stated that she needs room for four to six cars because she currently has four boys living at home and she doesn't want to concrete the entire lot. She would like to plant azaleas everywhere and thought it would look much better with the pea gravel spread out. Chairman Bachman commented that the pea gravel would probably get strewn about. Again, Ms. Clayton stated that she was open to suggestions and looking for advice regarding the parking issue. Discussion was held on different options for the additional parking area. Turf block pavers were determined to be a viable option depending on cost.

Vice Chairman Meyer stated that the Guidelines call for landscape screening for accessory buildings and parking and asked the applicant if she had any ideas on what to use. Ms. Clayton stated that she loves azaleas. Mrs. Tullar stated that if the applicant uses the turf block pavers, the grass will help with the screening for parking in

combination with shrubbery. She suggested gardenias were another option depending on sunlight in the area since they are evergreen. Mrs. Tullar stated that the Bradford Street side already has some mature vegetation so only the Ridgewood Avenue side would need to be addressed. Ms. Clayton stated that she planned to have landscaping along the existing berm. Vice Chairman Meyer stated that the landscaping is used to soften the area so it doesn't look like a parking lot.

Special Projects Manager Jessica Tullar stated that she texted the Building Official and he confirmed that footings with no slab would be acceptable for the accessory building.

Public Comments: None

Motion to approve, with modifications, the application dated 2/9/2015 for a Certificate of Appropriateness for a Major Work Project involving site changes at 637 Bradford Street with the following modifications agreed to by the applicant:

Modifications/Conditions:

- 1) **Architectural shingles to be used as roofing material.**
- 2) **Vegetative screening to be placed in front of the accessory building and additional parking area to shield the view from Ridgewood Avenue.**
- 3) **Turf block pavers are preferred for additional parking area, but if those are cost prohibitive, the applicant can work with the Community Development Director in conjunction with the Public Works Director to consider other non-paving material alternatives.**
- 4) **Siding material shall have an exposure of 4-inches to 4.5-inches to match the exposure of the siding on the principal building/historic house.**

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

MISCELLANEOUS

529 Green Street

Special Projects Manager Jessica Tullar stated that Hasty Pope Law Offices purchased 529 Green Street and they would like to make some changes to windows on the rear of the structure to allow shelving they require on the interior. She was seeking guidance from the HPC as to whether the proposed changes would be considered a major or a minor work project. After Mrs. Tullar reviewed the proposal, there was a general consensus from the HPC that this would be considered a minor work project which could be handled by Staff.

HPC Training

Special Projects Manager Jessica Tullar stated that six people have been registered for the HPC training to be held in Dahlonaga in April, three HPC Members (Bachman, Meyer, Morrow) and three Staff Members (Ligon, Tullar, Foster). She reviewed the agenda and itinerary for the training. She also noted that there must be 75 to 80 registered participants or the HPD will not host the training and they currently have only 21 participants registered.

Downtown Master Plan

Special Projects Manager Jessica Tullar gave an update on the progress of the Downtown Master Plan, noting some design review would probably come out of it once the process is completed.

ADJOURNMENT

Meeting adjourned at 6:16 p.m.

Respectfully submitted,

Dick Bachman, Chairman

Judy Foster, Recording Secretary