

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
FEBRUARY 6, 2017**

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

Members absent: None

Staff present: Special Projects Manager Jessica Tullar

Others present: Applicant Wendell Starke and associates and Council Member George Wangemann

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 AUGUST 1, 2016 MEETING

Motion to approve the Minutes as presented.

Motion made by Commissioner Walters
Motion seconded by Commissioner Bailey
Vote – 5 favor

NEW BUSINESS

A. Certificate of Appropriateness

- 1) Request from **Wendell M. Starke** for a Certificate of Appropriateness for a Major Work Project involving building and site changes on a 0.50± acre tract located on the south side of Glenwood Drive and east side of Green Street, 600± feet north of its intersection with Ridgewood Avenue (a/k/a **430 Glenwood Drive, NE**).

Ward Number: Two

Local Historic District: Green Street

Tax Parcel Number(s): 01-039-001-023

Proposed Work Project: Building and site changes involving new construction of a principal building and parking

Applicant Presentation: **Wendell Starke** stated the proposed building plan would have two floors with an open basement underneath for storage. He stated the building would be owner occupied by himself and various members of his company plus the WTM Corporation which does all building construction for him. The traditional style building would be bricked and barely visible from Green Street since it is below street level. He felt it was an attractive site on a closed street and since the business would have very little traffic, it is an ideal site in terms of a private location.

Discussion: Chairman Bachman asked if Mr. Starke had to obtain any easements from the City. Mr. Starke stated he did obtain an easement from the City to access the property from the parking lot.

Special Projects Manager Jessica Tullar stated in addition to the easement, there was also a Certificate of Appropriateness for a minor work project issued for tree removal due to a certified arborist report. She stated the Public Works Department also reviewed and granted administrative approval for the proposed parking spaces along Glenwood Drive since it is a closed street.

Commissioner Walters asked Mr. Starke if he had a driveway cut on Glenwood Drive. Mr. Starke stated yes, there were two points of access. Mrs. Tullar clarified that the driveway cut on Glenwood Drive was actually the parking spaces approved by Public Works as shown on the concept plan.

Discussion was held regarding the following topics: 1) other buildings within the district which are brick and/or multi-level; 2) the fact that only the roof of the subject property would be visible from Green Street because of the topography; 3) height and construction of the retaining walls; 4) retention pond issues; and 5) color of the bricks to be used.

It was noted that retaining wall and retention pond issues would be addressed during the normal plan review process.

Public Comments: None

Statement of Finding

The site currently is vacant of any buildings or structures. The proposed new construction will be comprised of a multi-story, residential-style building clad with brick face and with columns and a two-story porch; and will be of a scale, placement, and orientation characteristic of the district. Because the subject property sits over 20-feet below the street grade of Green Street, the visual impact of the proposed new construction will be minimal. The proposed new construction is of a design that is in keeping with the architectural character and development patterns of the district. Thus, in accordance with Section 9-23-3-8 of the Unified Land Development Code, it appears that the proposed material change in the exterior appearance of the site would not adversely affect the historical, architectural, aesthetic, cultural or environmental character or value of the historic district; and therefore, is in compliance with Sections 4.3 and 4.4 as it pertains to general guidelines for new construction and site/landscape features of the adopted Design Guidelines.

Motion made by Commissioner Walters
Motion seconded by Commissioner Bailey
Vote – 5 favor

MISCELLANEOUS

Georgia Trust for Historic Preservation Spring Ramble

Special Projects Manager Jessica Tullar reported that the City will be hosting the Georgia Trust for Historic Preservation Spring Ramble on April 28-29, 2017. The City is expecting to host 600 attendees and the event will consist of an opening reception at Scott's on the Square, an orientation and members meeting at Brenau, then 12 to 15 sites along Green Street, downtown and midtown for the attendees to tour throughout the day, a reception at the Summer's house

on Riverside Drive, and conclude with dinner and reception at the Chattahoochee Park Pavilion since it was an award winning project. She stated she would love for the HPC to attend the event if possible.

Training Opportunity Available

Special Projects Manager Jessica Tullar stated there was a State Preservation Conference scheduled for early May which should also offer some HPC training. She stated each member should attend HPC training every three years. She will forward details to the HPC soon.

Commissioner Bailey reported on the training session he attended in Columbus in November, noting he was very impressed with what they have done in that City.

Downtown and Midtown

Upon inquiry by Chairman Bachman, Special Projects Manager Jessica Tullar stated that the City amended the Unified Land Development Code by incorporating the commercial design guidelines adopted by the HPC and now requires architectural review for new commercial development anywhere within the City.

Mrs. Tullar shared there was a lot of interest involving the fourth side of the square, and the City recently issued an RFP for the acquisition and redevelopment of the two City lots across from the Brenau Center. She reported there was the potential for residential development in Midtown in addition to the demolition and redevelopment of the Atlanta Street Homes.

ADJOURNMENT

Motion to adjourn the meeting at 5:49 p.m.

Motion made by Commissioner Walters
Motion seconded by Commissioner Bush
Vote – 5 favor

Respectfully submitted,

Dick Bachman, Chairman

Jessica Tullar, Special Projects
Manager