

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
MARCH 5, 2018**

CALL TO ORDER Chairman Bachman at 5:30 p.m.

Members present: Chairman Dick Bachman and Commissioners Jack Bailey and Jim Walters

Members absent: Commissioners Bill Bush and Cathy Day

Staff present: Special Projects Manager Jessica Tullar

Others present: Council Member George Wangemann and former HPC Vice-Chairman Kevin Meyer

SPECIAL RECOGNITION

Chairman Bachman recognized Kevin Meyer for his service on the Historic Preservation Commission for over seven years by presenting him with a plaque and shared words of appreciation.

MINUTES OF OCTOBER 2, 2017 AND OCTOBER 19, 2017

Motion to approve the Minutes as presented.

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

NEW BUSINESS

A. Certificate of Appropriateness

- 1) Request from **Kevin Hobgood** for a Certificate of Appropriateness for a Major Work Project involving a site change on a 0.21± acre tract located on the southeast corner of the intersection of Ridgewood Avenue and Denton Drive (a/k/a **649 Ridgewood Avenue, NW**).

Ward Number: Five

Local Historic District: Ridgewood Neighborhood

Tax Parcel Number(s): 01-025-008-011

Proposed Work Project: Site change involving the reconstruction of a detached garage/accessory building destroyed by a fallen tree, with different style and materials

Special Projects Manager Jessica Tullar stated she received an email from the applicant this afternoon requesting to withdraw his application. She stated he had proposed a two-story detached garage/outbuilding with an apartment which was fine in terms of size, placement and character as it relates to the design guidelines, however, an apartment is not permitted within the Neighborhood Conservation zoning classification. Therefore, he decided not to pursue rezoning and to simply replace the garage/outbuilding with what was there before the tree fell on it.

Commissioner Walters asked if he could have applied for a variance. Mrs. Tullar stated no, it would require a rezoning of the property. She stated she looked at the request from all angles including a guest house, but the size of the property was too small. The property would have to be rezoned from Neighborhood Conservation to Residential-II which would be spot zoning and most likely would not have received approval.

Chairman Bachman asked about the lot size requirements for a guest house. Mrs. Tullar stated the minimum lot size is 20,000 square feet. Neighborhood Conservation and Residential-I zoning classifications have 10,000 square feet minimum lot size and there must be a 20-foot separation from the main house and guest house. She stated the separation could be varied but not the lot size. She stated the minimum lot size for Residential-II is 7,500 square feet.

Mrs. Tullar stated since there was a legal ad published, the Commission need to accept the withdrawal of the application.

Motion to accept the withdrawal of the application per the applicant's request.

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

B. Election of Vice-Chair

Commissioner Bush was nominated to serve as Vice-Chair.

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

MISCELLANEOUS

A. Training Opportunities

Special Projects Manager Jessica Tullar stated there will be a one-day training opportunity held in either August or September in conjunction with the Downtown Development or Main Street conference and she encouraged all Commissioners to attend for a refresher if it is held locally as the date and location have not yet been determined. There will also be a statewide historic preservation training to be held in mid-October which always has some great training and tours. She shared some information from the training last year which was held in Madison. Each Commissioner is required to attend at least one training every three years. Commissioner Bailey stated he would like to attend.

B. Downtown Designation

Chairman Bachman asked about the status of the downtown area designation. Mrs. Tullar stated she was contacted by the Main Street Manager and asked to attend their Board retreat to discuss designating the downtown area. However, the next day she was told they are approaching it a different way by strengthening the language in the Unified Land Development Code in which the Design Guidelines have been incorporated which would basically make Community Development Director Rusty Ligon the reviewer.

C. Newtown Designation

Commissioner Bailey asked about the status of the Newtown designation. Mrs. Tullar stated the neighborhood has not been as interested in pursuing the designation. However, she stated the HPC could recommend designation and the City Council could approve a designation without the consent of the property owners. Commissioner Walters stated that could be a little bit dicey. She stated yes, although having a designation does not change anything, does not require anything, and you don't lose anything. However, when you decide to make a change, it would trigger design review.

ADJOURNMENT

Motion to adjourn the meeting at 5:52 p.m.

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

Respectfully submitted,

Dick Bachman, Chairman

Jessica Tullar, Special Projects
Manager