

**GAINESVILLE HISTORIC PRESERVATION COMMISSION  
MINUTES OF MEETING  
JUNE 3, 2019**

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

**Members present:** Chairman Dick Bachman; Vice Chairman Bill Bush; Commissioner Jack Bailey and Commissioner Cathy Day

**Members absent:** Commissioner Jim Walters

**Staff present:** Special Projects Manager Jessica Tullar

**Others present:** Council Member George Wangemann and Applicant Lazenby Law Group (Shane Lazenby), Troy Millikan (tenant at 380 Green Street) and Doug Smith (owner in district)

**MINUTES OF March 28, 2019**

**Motion to approve the Minutes as presented.**

Motion made by Commissioner Bailey

Motion seconded by Vice Chairman Bush

**Vote – 4 favor, 1 absent (Walters)**

**NEW BUSINESS**

**A. Certificate of Appropriateness**

- 1) Request from **Lazenby Law Group (Shane Lazenby)** for a Certificate of Appropriateness for a Major Work Project involving a site change on a 0.36<sup>±</sup> acre tract located on the east side of Green Street at its intersection with Green Street Place (a/k/a **380 Green Street, NE**).

Ward Number: Four

Local Historic District: Green Street

Tax Parcel Number(s): 01-024-002-006

Proposed Work Project: Site change involving the replacement of the post-style shingle sign with a ground-style sign

**Open Discussion:** The applicant's request involves a site change. More specifically, the work project includes the construction of a new principal freestanding sign in the front lawn facing Green Street, where the existing post-style, hanging-shingle style sign sits. The secondary post-style sign on the side of the house would remain and be used to identify tenants. The applicant wishes to reuse his sign face at his current office location plus the existing "380 Green Street" address plaque with the "clover" symbol that matches the baluster rails on the front porch. The sign will be placed in the 8'6"x8'6" bordered area on the front lawn. Sign posts appear to mimic the lower half of the front porch column/posts. The sign face will be made of cedar wood and the new side post will be pressure-treated lumber with a flat, horizontal cap. The existing wood border delineating the sign area will be replaced with brick masonry to match the brick lining the front walkway and lawn. The board expressed their concern with where the second sign would be placed. After a brief discussion, they decided to remove one of the two existing signs off the property and leave the sign next to the Post Office where it currently sits. As suggested by staff, the applicant agreed to hang a sign shingle for Mr. Millikan's business under the proposed new sign.

### **Statement of Finding**

The site contains a historic principal building. The proposed new, replacement sign will be comprised of wood materials with a brick border surrounding the designated sign area; and will be of dimensions that comply with the allowances of the sign regulations and is similar to other single-tenant signs in the district – and thereby lessens the visual impact on the district. The proposed sign is of a design that is in keeping with the architectural character of the principal building. Thus, in accordance with Section 9-23-3-8 of the Unified Land Development Code, I move that – based on the evidence presented in the application and during the public hearing – the Commission finds 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 Section 4.5 as it pertains to general guidelines for signage of the adopted Design Guidelines.

**Therefore, I move to approve the application dated 05/10/2019 for a Certificate of Appropriateness for a Major Work Project involving a site change at 380 Green Street, NE with the following modifications/conditions:**

- 1. The proposed replacement sign will be increased in height by no more than two feet (2') to allow a hanging shingle sign below the principal face for one of the tenants.**
- 2. No more than two freestanding signs shall be located on the property. The existing post-style, hanging-shingle style sign facing Green Street shall be removed.**

Motion made by Commissioner Bailey  
Motion seconded by Commissioner Day  
**Vote – 4 favor, 1 absent (Walters)**

### **ADJOURNMENT**

**Motion to adjourn the meeting at 6:45 p.m.**

Motion made by Commissioner Bailey  
Second made by Vice Chairman Bush  
**Vote – 4 favor, 1 absent (Walters)**

### **OTHER**

Commissioner Bailey inquired about the historic protection for the downtown district. Staff replied it is not locally designated; therefore, it does not trigger a public design review before the HPC. Staff stated that the ULDC helps protect against design changes because Article 9-19 requires director approval for specified architectural and site design standards. The Board expressed interest in learning more about the comprehensive plan and how it is implemented. Staff offered to provide an overview of the City's comprehensive plan and how it is being implemented.

Respectfully submitted,

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Dick Bachman, Chairman

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Brandy Palmero, Recording Secretary