

**GAINESVILLE HISTORIC PRESERVATION COMMISSION  
MINUTES OF MEETING  
AUGUST 5, 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:** Director Rusty Ligon, Special Projects Manager Jessica Tullar and Office and Records Coordinator Gwen Fleming

**Others present:** Council Member George Wangemann, City Attorney Abb Hayes, Applicant Steve Hill, Doug Smith, John & Jenny Browning, and Olivia Dyar

**\*\*\* NOTE: After calling to order the meeting, Chairman Dick Bachman stepped down as Chair and turned the meeting over to Vice Chair Bill Bush to conduct.**

**MINUTES OF June 3, 2019**

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

Motion made by Commissioner Bachman

Motion seconded by Commissioner Day

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

**NEW BUSINESS**

**A. Certificate of Appropriateness**

- 1) Request from **S & E Holdings** for a Certificate of Appropriateness for a Major Work Project involving a site change on a 2.48<sup>±</sup> acres tract located east of the Green Street/Ridgewood Avenue intersection and west of the Glenwood Drive/Memorial Drive/Prior Street intersection (a/k/a **0, 718, 736 Green Street, NE; and 430 Glenwood Drive, NE**).

Ward Number: Two

Local Historic District: Green Street

Tax Parcel Number(s): 01-039-001-003 (part), 004, 025 (part) and 026

Proposed Work Project: Site changes involving new construction

**Open Discussion:** The applicant's request involves site changes. More specifically, the work project includes the construction of four, multi-story buildings that will consist of a total of 25 townhomes and about 2,150-square feet of office space. Units will range in size from 1,935- to 2,488-square feet, and three of the four buildings will include a basement level. Parking will be included by way of one-car garages and surface parking. Building A will be Phase 1, while Buildings B through D will be future phases. It is the applicant's intent to limit disturbance of the natural landscape.

Steven Hill – would like to add 25 townhome units which include a one car garage, and would be energy efficient, low maintenance. Mr. Hill stated that due to the layout of the townhomes they were able to save the trees below the units toward the park. He stated that he would own one of the three-story units along with Jim Walters. He felt the

townhomes would provide easy access to downtown shopping, restaurants, parks and offices.

**FAVOR:** None

**OPPOSE:**

Chad Williamson – concerned with the type of residents the townhomes would attract and added traffic. He mentioned the construction noise and run-off that would occur during construction.

Jenny Browning – questioned why there was only one garage per unit to keep the vehicles secure. Also concerned about market studies regarding need and desire for townhomes and traffic issues

Olivia Dyar – mentioned the blind hill with traffic and safety issues

**REBUTTAL:**

Steve Hill – stated the price point that is set will attract certain residents being situated within walking distance to Downtown, and no comment about construction/noise. The one garage per unit design was chosen because this develop is designed mainly for retirees and professionals. Steve believes safety will not be an issue and that the units will be well maintained due to the location. Steve noted he has spoken to several real estate agents and feels the units will sell quickly due to a high demand for this type of unit. Steve does not think traffic will be an issue or concern due to the number of units.

Historic Preservation Board Comments – Commissioner Bailey questioned the reason for the two-toned roof colors. Steve replied it was to help break-up the roofline. Chairman Bachman referenced applicable Design Guidelines sections and reiterated that the Guidelines suggest new construction should reflect the character and massing of the district and be compatible with existing buildings. Chairman Bachman expressed that the proposed buildings are larger than others in the district and suggested reducing the number of units to four (4) per building. Chairman Bachman also expressed concern that the windows, doors and soffits will not stay within the historic character.

Commissioners Bailey and Day both expressed support for the proposed use of the property and the overall concept of residential townhomes. They also agreed with Chairman Bachman that the design was not fully compatible with the character and historic development patterns of the Green Street district. Commissioner Bailey expressed concern with the long structure, saying it was reflective of a long run of barracks type structure. Commissioner Bailey asked if the applicant could go to individual buildings with fewer units in each or offset the units so they appear to be separate buildings. and would like to see the buildings offset to appear as individual units. He is concerned with the final design and would like it to stay within the guidelines of the Green Street district. Applicant Steve Hill reiterated that the project site does not front nor has direct access to Green Street. The buildings are design to reflect the white lap-siding character of many houses along Green Street. Mr. Hill also emphasized that units are designed to be more energy-efficient, have less maintenance burdens and keep construction costs lower – and reasons for going with the single, straight roofline and using the different color/shade of roof shingles to break up the roofline.

Commissioner Day agreed with the other board members, reiterating that the one long roofline made the townhomes look like an apartment building rather than large single-family homes. She also commented that the proposed use was a great idea but that

nothing else in the Green Street district looks like the proposed concept. She suggested adding more historic flare and to break up the long building into more than one structure.

### **Statement of Finding**

The project is a viable; however, modifications to the design are needed to bring the appearance of the new construction more in keeping with the character of the Green Street district and more fully in line with the Design Guidelines.

### **Motion:**

Therefore, I move to table the application dated 07/03/2019 for a Certificate of Appropriateness for a Major Work Project involving a site change at 0 Green Street, 718 Green Street (part), 736 Green Street (part) & 430 Glenwood Drive (part), until the next Historic Preservation Commission public hearing date on September 9, 2019.

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

### **ADJOURNMENT**

**Motion to adjourn the meeting at 6:35 p.m.**

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

Respectfully submitted,

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Dick Bachman, Chairman

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Gwen Fleming, Recording Secretary

### **Note:**

After the meeting Vice Chairman Bill Bush resigned. So, Chairman Dick Bachman signed the minutes.