

## Historic Preservation Commission

February 23, 2009

Present: Phil Turner, Jack Hatcher, Harvey Minton, Ann Blalock, Jean Dove, Denise Carter.

The meeting was called to order by Phil Turner at 7:00 p.m.

Pledge of Allegiance was recited.

Chairman Phil Turner welcomed all visitors to the meeting.

Mr. Turner states he has read the minutes from the previous meeting and has found them to be in order. Jack Hatcher makes a motion to accept the minutes. Harvey Minton seconds the motion. All vote to approve the minutes.

Mr. Turner welcomes Mr. Palmer who states he wants to change the building materials from hardy plank to an upgraded vinyl siding. It is 1/16<sup>th</sup> inch thicker than contractor grade. He states with the cost of building materials so high, it will cost too much to use hardy plank siding. He states that with hardy plank he would have to remove all the original siding; however with the vinyl he could cover the old siding.

Mr. Turner asks if any HPC members have any questions. No one does. He asks if this material meets city code. Jean Dove states that it does meet code. Mr. Turner states the material Mr. Palmer is proposing to use is appropriate. He has no objections to using the vinyl siding.

Jack Hatcher makes a motion to accept the change in building materials. Harvey Minton seconds the motion. All vote to approve the change.

Phil Turner states the next item on the agenda is old business. He asks about progress on signs for the Historic District. Jean dove says that Robert Fields has contacted the state DOT and they do not provide the signs. We will have to come up with a design ourselves. Mr. Turner wants a brown sign like the other state signs. Jean Dove recommends that we have a signs that say "Sawdust Historic District", "Sanders Historic District", and "Harlem Historic District". She suggests that we get some designs to choose from. Mr. Turner and Mr. Hatcher agree this would be appropriate. The committee would like at least three designs to choose from.

Mr. Turner asks where the signs should be placed. Ms. Dove says for Sanders HD at the new IGA, for Sawdust HD near Mt. Tabor Church, and also downtown on Main Street and Highway 78. Mr. Turner likes this suggestion, as all the signs would be on a main road. This would be a total of six signs. Mr. Turner would like to see some drawings by the next meeting.

Next order of business is KJ's Market who cannot use the lighting that was approved by HPC. Mr. Turner states that he would like to see a minimum of 4 decorative poles along HWY 78 on the side of the building. Ms. Dove says that they are using the same lights as the Streetscape on HWY78 and S. Hatcher. Ms. Dove states that she and Mayor Culpepper are working with KJ's Market to get something historically appropriate in the parking lot as well. She says it will cost them more money, however.

Mr. Turner asks if there are any other comments from the members. There are none.

Harvey Minton makes a motion to end the meeting. Ann Blalock seconds the motion. All vote to end the meeting.

Adjourned at 7:55 p.m.

## Historic Preservation Commission

April 27, 2009

Present: Phil Turner, Jack Hatcher, Harvey Minton, Ann Blalock, Denise Carter.

The meeting was called to order by Phil Turner at 6:30 p.m.

Pledge of Allegiance was recited.

Chairman Phil Turner welcomed all visitors to the meeting.

Mr. Turner states he has read the minutes from the previous meeting and has found them to be in order. He does request a minor change on the first page, last paragraph to read "asks if signs should be brown". Jack Hatcher makes a motion to accept the minutes with the change.

Harvey Minton seconds the motion. All vote to approve the minutes.

First item of business is a COA for the Harlem Housing Authority. Marilyn Stephens states that they do not have enough room in the current maintenance shop and need to build another to work in and for storage. Glenn Hayes presents the plans and a summary to the HPC. Phil Turner asks if the plans meet current Planning & Zoning Code. Denise Carter states that the project does meet code.

Glenn Hayes states that the building will match the existing buildings with the same building materials, brick, and roof.

Mr. Turner asks if any HPC members have any questions. No one does. Mr. Turner states the plans look appropriate for the property and match existing buildings. He asks for a vote to approve the project. Harvey Minton makes a motion to accept the building plans. Ann Blalock seconds the motion. All vote to approve the building plans.

Phil Turner states the next item on the agenda is old business. He asks about the parking lot lights for KJ's Market. Denise Carter states they have picked out lighting with the assistance of Georgia Power, however there is no picture available yet. Phil Turner states he wants to see what the lighting looks like before HPC approves or disapproves the lights. He states that what ever is agreed on between KJ's and the city needs to come before HPC to approve the style of lights.

Denise Carter presented to HPC members pictures of signs for the historic district. The poles and decorative arm will match the existing street signs and light poles. Ms. Carter will present samples of the hanging portion of the signs when available from Guillebeau Iron.

Mr. Turner asks if there are any other comments from the members. There are none.

Harvey Minton makes a motion to end the meeting. Jack Hatcher seconds the motion. All vote to end the meeting.

Adjourned at 7:15 p.m.

## Historic Preservation Commission

June 29, 2009

Present: Phil Turner, Jack Hatcher, Harvey Minton, Denise Carter, Jerry Campbell.

The meeting was called to order by Phil Turner at 6:30 p.m.

Pledge of Allegiance was recited.

Chairman Phil Turner welcomed all visitors to the meeting.

Mr. Turner states he has read the minutes from the previous meeting and has found them to be in order. Jack Hatcher makes a motion to accept the minutes with the change. Harvey Minton seconds the motion. All vote to approve the minutes.

Mr. Turner states the first item of business is a COA for 250 W. Milledgeville Road, "Twice the Ice". All HPC members look at the plans and picture of the building materials, which are brick on bottom and stucco on the top. They read over the application which states it is a pre-fabricated building that will be finished with stucco and brick. Jack Hatcher asked about the driveway. It will be crush and run.

Mr. Turner asks if any HPC members have any questions. No one does. Mr. Turner asks for a vote to approve the project. Jack Hatcher makes a motion to accept the building plans. Harvey Minton seconds the motion. All vote to approve the building plans.

Mr. Turner states the next item on the agenda is the lighting at KJ's Market. Mr. Turner states that the minimum number of light poles he recommends are 2 on Hatcher Street and 4 on Highway 78. He states the lights should be the same as the City's streetscape lights.

Mr. Turner states that for the parking lot lights, the "Galleria" lights as proposed are appropriate. He states that HPC is not concerned with the number of parking lot lights, only the style.

HPC members also examined a picture of the new sign for the store. It is on a brick base. Mr. Turner asks Jerry Campbell if the sign meets city code. Mr. Campbell states that it does meet code.

Mr. Turner asks if there is a motion for the lighting and sign at KJ's Market. Jack Hatcher makes a motion to approve a minimum of 6 decorative lights, "Galleria" lights with no minimum specified, and the sign. Harvey Minton seconds the motion. All vote to approve the lighting and sign.

Phil Turner states the next item on the agenda is other business. He would like an updated historic district map for each of the HPC members. Jerry Campbell stated that he would provide these by the next scheduled meeting.

Denise Carter presented to HPC members an update on historic signs. The poles and arms can be made to match the existing city street signs. Ms. Carter asks the members if they prefer a metal hanging sign or a more decorative embossed wood sign. The HPC members state they would prefer a metal sign. Phil Turner would like to make an appointment at Guillebeau Iron to discuss the signs.

Ms. Carter asks what kind of font would they like to use for the signs. Mr. Turner states that he prefers a block font like "Times New Roman". The other HPC members look at an example of the font on Mr. Turner's business card and agree.

Jerry Campbell asks Mr. Turner to meet with him to go over the city ordinance for signs. Mr. Turner states that he will. Mr. Turner would also like to have this done within the next two months and be ready for the HPC to make a recommendation to City Council.

Mr. Turner asks if there are any other comments from the members. There are none.

Harvey Minton makes a motion to end the meeting. Jack Hatcher seconds the motion. All vote to end the meeting.

Adjourned at 7:05 p.m.

## Historic Preservation Commission

August 24, 2009

Present: Phil Turner, Jack Hatcher, Ann Blalock, Jean Dove, Denise Carter, Jerry Campbell, Barry Fleming.

The meeting was called to order by Phil Turner at 6:30 p.m.

Pledge of Allegiance was recited.

Chairman Phil Turner welcomed all visitors to the meeting.

Mr. Turner states he has read the minutes from the previous meeting and has found them to be in order. Jack Hatcher makes a motion to accept the minutes. Ann Blalock seconds the motion. All vote to approve the minutes.

Mr. Turner states the first item of business is a COA for 380 W. Milledgeville Road, "Used Cars of Harlem". Mr. Brooks wants to put a storage shed at his business. Jerry Campbell states it is a building with vinyl siding and a metal roof to match the existing building. He states that it will be within the setbacks as dictated by code. Phil Turner asks if the project meets city code. Jerry Campbell states that the project does meet code

Mr. Turner asks if any HPC members have any questions. No one does. Mr. Turner asks for a vote to approve the project. Jack Hatcher makes a motion to accept the building plans. Ann Blalock seconds the motion. All vote to approve the building plans.

The next COA is for 235 S. Hicks Street. Denise Carter gave background information on the application. The building is pre-fabricated and placed on the property without a building permit by the property owner. City officials informed the property owner, Terry Rickerson, that a COA is required for the property which is located in the Historic District before a building permit can be issued. Ms. Rickerson was also informed of city code pertaining to additional structures, which states building materials must be the same as the primary structure. Upon inspection of the building by Mr. Campbell, it was determined that the storage building was made of aluminum siding and a metal roof.

Mr. Turner asks if the building meets city code. Jean Dove states that the building does not meet city code because of the building materials and the setback requirements. Mr. Turner

states that HPC will not approve or disapprove the COA because it must meet code prior to an HPC hearing. City attorney Barry Fleming agrees and states that Mr. Turner's decision is stated well and is appropriate.

Mr. Turner states that the Harlem Historic District signs have been approved by City Council and should be up by the Oliver Hardy Festival.

Mr. Turner states that he would like to have a certificate of recognition for Starling Funeral Home for the new sign, lighting, and parking lot on the property. He would like to present the certificate at the next council meeting. Denise Carter will prepare the certificate.

Mr. Turner asks if there are any other comments from the members. There are none.

Ann Blalock makes a motion to end the meeting. Jack Hatcher seconds the motion. All vote to end the meeting.

Adjourned at 6:50 p.m.

## Historic Preservation Commission

October 26, 2009

Present: Phil Turner, Jack Hatcher, Ann Blalock, Harvey Minton, Angie Wiltshire, Denise Carter.

The meeting was called to order by Phil Turner at 6:30 p.m.

Pledge of Allegiance was recited.

Chairman Phil Turner welcomed Angie Wiltshire as the newly appointment member by City Council.

Mr. Turner states he has read the minutes from the previous meeting and has found them to be in order. Jack Hatcher makes a motion to accept the minutes. Harvey Minton seconds the motion. All vote to approve the minutes.

Mr. Turner states that KJ's Market is not putting up the fence around the retention pond as approved by HPC. He states that KJ's Market has decided to sign a letter of indemnity for the City and will not be putting a fence around the pond. They will landscape the area.

Mr. Turner states that all the Historic District signs have been installed and look very nice.

Denise Carter gave members Harvey Minton and Angie Wiltshire parcel maps of the Historic District.

Phil, Harvey and Denise will be going to HPC training in Kennesaw next month.

Mr. Turner asks if there is any other business to discuss. There is none.

Next meeting is scheduled for December 7, 2009 at 6:30 p.m.

Harvey Minton makes a motion to end the meeting. Ann Blalock seconds the motion. All vote to end the meeting.

Adjourned at 7:00 p.m.

## Historic Preservation Commission

December 7, 2009

Present: Phil Turner, Jack Hatcher, Ann Blalock, Harvey Minton, Adam Nelson, Denise Carter.

The meeting was called to order by Phil Turner at 6:30 p.m.

Pledge of Allegiance was recited.

Chairman Phil Turner welcomed guests to the meeting.

Mr. Turner states he has read the minutes from the previous meeting and has found them to be in order. Jack Hatcher makes a motion to accept the minutes. Ann Blalock seconds the motion. All vote to approve the minutes.

Mr. Turner states the first item of business is a COA for 235 S. Hicks Street. This is for a storage shed to replace an older storage shed on the property. Mr. Turner asks if the project meets city building codes. Denise Carter states that it does with its building materials and set back distances. Mr. Turner asks for comments. Terry Rickerson, property owner, states that the positioning of the building was moved to meet current setback requirements. Mr. Turner asks the committee members for a vote. Jack Hatcher makes a motion to approve the project. Ann Blalock seconds the motion. All vote to approve the project.

Phil Turner states that he has had the opportunity to tour the progress of the Paschal house currently under renovation by Mr. Palmer. He states that so far it is looking very good.

Mr. Turner asks if there is any other business to discuss. There is none.

Next meeting is scheduled for February 22, 2010 at 6:30 p.m.

Jack Hatcher makes a motion to end the meeting. Ann Blalock seconds the motion. All vote to end the meeting.

Adjourned at 6:40 p.m.