

Historic Preservation Commission

January 14, 2008

3:05 pm

Present: Ann Blalock, Jean Dove, Phil Turner, Melanie Dappie, Renee Dean, Lee Ann Meyer, Denise Carter.

Renee Dean states that they are ready to build the Restaurant portion of Red Oak Manor. They plan to blend the roof lines with the 2 existing structures and enclose the area in between to form the Restaurant. Lee Ann and Renee both say that they will build it to look like and blend in with the existing structures. The windows will match and the siding will match, though it is made of clapboard and not metal. They state that obviously materials are different now than they were in the 1800's, but it will look the same.

Ann Blalock states that she is concerned with only the aesthetics of the structure and how it will look as a whole. Renee Dean states that they are doing this for the City and betterment of Harlem, not for only themselves.

Ann Blalock is concerned about a business in the middle of a residential area. That if the house was sold in the future, it couldn't be as a residence because of the Restaurant built in it. Lee Ann says that older homes from the 1800's did have large ballrooms, so they are keeping in the scope of a home from that era. Renee Dean points out that this committee is not here to discuss the zoning and use issue of the structure, only its appearance. She states what is inside the structure is not an issue for HPC.

Phil Turner asks about a drawing of the proposed structure from a draftsman that shows how the structure will look. Renee says they have a mock up picture done on a computer that their "Design Builder" will be following.

Discussed the roof line on the porch and the restaurant and that they could make all of them meet to look like it all fits together.

Melanie Dappie says that the long structure coming off the side of the house makes it look like a double wide trailer. She asks if it couldn't be made into a two story instead. Lee Ann and Renee say that it would cost too much. Melanie Dappie asks how about making it "L" shape. Lee Ann and Renee say that they are filling in a space between 2 buildings that are already there. Renee Dean suggests adding a gable to tie in the long building.

Phil Turner asks about demolishing the garage and then filling in the carport and making an "L" shaped structure off that. Lee Ann and Renee say that they would have to see what the cost would be. However, they are hesitant about that

because they can use the existing building and add to it, rather than start from scratch.

Renee Dean says another option is to put windows all the way across the front to look like a solarium. She says that something like this would be found in an 1800's home. Certainly much more so than a carport which is there now, Renee says. She says she really likes the idea of a gable.

Melanie Dappie asks about getting Ann Floyd's opinion of the idea of windows all the way across or for any other suggestions. Ann Blalock says Mrs. Floyd doesn't give that kind of advice or opinions. Phil Turner says it still would not hurt to ask Ann Floyd.

Melanie Dappie says that it still would not hurt to ask the builder about making an "L" shape back from the carport, instead of connecting the 2 structures, to see how much it would cost.

Jean Dove suggests adding a door to mirror the front door and a dormer to break up the length of the proposed structure.

Phil Turner likes this idea a lot. He suggests they do another drawing with the 2nd Dormer and maybe a couple other options with and without shutters to bring back to show the HPC.

Renee says ok, they only need a couple of days to come up with new drawings/pictures. She asks when she can meet again with HPC with the new proposals. Ann Blalock, Jean Dove, Melanie Dappie, and Phil Turner all say they can meet again on Wednesday (January 16th) morning.

Next meeting scheduled at 9:00am on Wednesday, January 16, 2008.

Lee Ann says they'll also make the roof match on the new drawing/picture.

Lee Ann Meyer and Renee Dean left the HPC meeting.

Jean Dove says that City Council wants to meet with the HPC on Monday, January 28, 2008 at 7:00pm. This will be a called work session of City Council.

Ann Blalock says that on January 22, 2008 there is also a called Council meeting which she plans on attending.

Jean Dove says she will see if Ann Floyd can be at the called meeting on January 28, 2008.

Phil Turner says he wants to be at the called meeting on January 22, 2008 also.

Phil Turner asks what their (HPC) intentions are on Wednesday morning with Red Oak's proposal: whether or not they are they ready to vote on the proposal. Ann Blalock says yes, if they have the drawings with them.

Melanie Dappie says that she'd like to still have Ann Floyd look over the proposal and have input. Jean Dove says that she will contact her and ask her to come.

Melanie Dappie made a motion to adjourn the meeting. Phil Turner 2nds the motion. All vote in favor to end the meeting.

Adjourned at 3:55 pm.

Historic Preservation Commission

January 16, 2008

9:20 am

Present: Ann Blalock, Jean Dove, Phil Turner, Melanie Dappie, Renee Dean, Lee Ann Meyer, Denise Carter.

All look over the typed minutes of 3 previous meetings: October 8, 2007; January 4, 2008; January 14, 2008. Phil Turner makes a motion to approve the minutes, Melanie Dappie 2nds, all vote and agree to approve the minutes.

Melanie Dappie brought some information and pictures of historic properties with additions for all to look at.

Renee Dean brought new mock pictures with a new gable and door. Some are with the gable centered on the addition and some are with the gable asymmetrical like the gable on the existing house.

Ann Blalock suggests that there are too many windows, could they reduce the number of windows to three?

Ann Blalock likes the shutters, as does Phil Turner. They both like less windows with shutters. Melanie Dappie states that she agrees with this. She states the gable really changes the entire proposed structure also and likes this.

Ann Blalock states that she likes the dormer centered with a centered gable. Next all discuss the number of windows and possibilities for both sides of the dormer on the proposed structure. All agree on three windows on the right side and two windows on the left side with shutters.

Melanie Dappie likes the centered gable and door also. Phil Turner states he likes for the overall structure the gable asymmetrical, but for the addition it does look better centered. Therefore he is conferring with the majority and agrees that it should be centered.

Lee Ann Meyer cuts and pastes the pictures to come up with the structure that all members of the HPC prefer.

Phil Turner states that he has an important issue that he wants to discuss. He states first that he is in favor of this project. However, he has serious reservations and concerns about voting to approve or not approve this project before City Council votes on the HPC in February, because of who owns the property: the Mayor's family. He is concerned that there would be political ramifications and the general public would perceive the fact that whether or not it is approved could affect the City Council's vote.

Renee Dean states that this project is for the City of Harlem, to bring commerce to the City and help it grow. She states that this should not have any political consideration. She believes that the citizens of Harlem are smarter than that and they know her husband, the Mayor, better than that.

Ann Blalock states that her only concern is the appearance of the building and not who it belongs to. Jean Dove asks the others to consider if they would vote if the property belonged to any other citizen of Harlem.

Melanie Dappie states that if they hold up this vote waiting for the City Council to vote on the HPC for three more weeks, then it could be perceived negative by the public. They could see it as a sign of future requests also being held up.

Melanie Dappie brings a motion to vote, Phil Turner 2nds the motion and all vote to approve the new proposed plan as attached to these minutes and was discussed this day.

Ann Blalock made a motion to adjourn the meeting. Phil Turner 2nds the motion. All vote in favor to end the meeting.

Adjourned at 10:15 am.

Historic Preservation Commission

March 12, 2008

4:25 pm

Present: Ann Blalock, Jean Dove, Phil Turner, Melanie Dappie, Denise Carter.

All look over the typed minutes of previous meeting: January 16, 2008. Phil Turner would like a correction of the wording in minutes before approval. Correction is noted and Denise Carter will make the changes.

Ann Blalock states that her understanding is that once the vote by City Council is made, the moratorium is over. Jean Dove looked this up in the City Ordinance and verified that this is correct.

Phil Turner made a motion to extend the moratorium for 60 days until May 11th. Melanie Dappie 2nds the motion. All vote and approve an extension of the moratorium.

Jean Dove states that the City needs to move the green shot gun house from West Forrest Street to its original location near the Waste Treatment Plant on HWY 221 because the property it's on has been sold. Phil Turner made a motion approve moving the house. Melanie Dappie 2nds the motion. All vote and approve to move the house.

Phil Turner made a motion to adjourn the meeting. Melanie Dappie 2nds the motion. All vote in favor to end the meeting.

Adjourned at 4:35 pm.

Historic Preservation Commission

June 3, 2008

Present: Ann Blalock, Phil Turner, Melanie Dappie, Ann Blalock, Jack Hatcher, Jean Dove, Denise Carter, and Ann Floyd.

The meeting was called to order at Harlem City Hall at 7:00 p.m.

Pledge of Allegiance was recited.

Phil Turner introduced all members present: Melanie Dappie, Jack Hatcher, Ann Blalock, and Phil Turner. Also City Manager, Jean Dove, City employee, Denise Carter, and Ann Floyd of the RDC, are present.

Phil presents the minutes from the previous meeting. Ann Blalock makes a motion to accept the minutes. Jack Hatcher seconds the motion. All vote to approve the minutes.

A chairman needs to be elected. Jack Hatcher makes a motion to elect Phil Turner. Ann Blalock seconds the motion. Jack Hatcher makes a motion to close the nomination. Melanie Dappie seconds the motion. All vote in favor. Phil Turner is the newly elected chairman.

A vice chairman needs to be elected. Ann Blalock makes a motion to elect Melanie Dappie. Phil Turner seconds the motion. Jack Hatcher makes a motion to close the nomination. Ann Blalock seconds the motion. All vote in favor. Melanie Dappie is the newly elected vice chairman.

The first COA is the Walton House located at 155 E. Trippe Street. Jean Dove located the parcel on the map and it is within the Historic District boundaries. Jean Dove provided the survey report on the house and states the contractor is the applicant on behalf of the home owner, Jerry Hogan.

Phil Turner calls on the contractor, Dwayne Boutwell, who stands to give a physical description of the proposed project. It is a detached 20x24 structure, a carport with storage. Phil Turner asks if anyone else would like to speak about the proposed project. Jerry Hogan, the home owner, states that it will look very nice and match the house. A neighbor stands to say that what Mr. Hogan has improved on the property so far is very nice and that this will be also.

Mr. Milton, another neighbor, asks why the HPC has the authority to determine what can be done on this property. Phil Turner answers that the City Council and an ordinance passed give the HPC the authority. Mr. Milton continues to question the authority of the HPC. Mr. Turner asks him not to interrupt again or he will have to leave the meeting.

Another visitor at the meeting asks about Dr. Weeks' house at 410 N. Louisville Street. Phil Turner answers that was before the HPC district was passed by City Council.

The next COA is the Hatcher House located at 380 N. Hicks Street. Jean Dove presents the survey report and identifies it on the map. It is in the Historic District boundaries. Fred Palmer is the applicant and Clay Smith is the owner.

Phil Turner asks Mr. Palmer to give a description. He has a picture he says is close to what he plans to build, but with a wrap around porch and triple garage with a breeze way added.

Phil asks for comments on the COA. Two visitors at the meeting state that they support the project. A neighbor, Tim Farr, asks if it will be used as a single family home or apartments. Mr. Palmer states it will be a single family home. Mr. Farr states that he has no problem with the project.

Phil Turner asks if Ann Floyd has any comments. She says that the house is eligible for the National Register and that the house has not been checked out to see if it is salvageable.

Jean Dove reads from the ordinance which states that measures must be taken to determine if a structure can be saved. It also says that plans must be included in the application to the HPC.

Ann Floyd suggests that someone evaluate the structure to see if it can be saved. Phil Turner asks Mr. Palmer and he says that he has not had an official report done on the house. He has only had his architect look at it.

Ann Floyd asks who the architect is. Mr. Palmer states that it is Southern Home Traditions, Mr. Peal. He further states that three thirty feet poles are holding up the back of the house.

Mr. Palmer shows the elevation plans from the house in the picture he brought, but it is not the house he is planning to build.

Ordinance section 153.05 states that elevation, site plan, and floor plan must be included with the COA.

Phil Turner asks Mr. Palmer if he has a site plan or a floor plan. He says no because of the cost. He is not purchasing that if he cannot get the COA to demolish the property.

Phil Turner asks if there are any other questions from the HPC members. Ann Blalock asks if they should look at the property. Phil Turner says they are not qualified to make a determination on the condition of the property. He says they

need an official inspection and report. Melanie Dappie would like a cost comparison of rehabilitating the house versus demolishing it. Jack Hatcher states he wants a structural engineer report.

Phil Turner addresses Mr. Palmer and states that his interest in HPC is to keep historic buildings from being destroyed like the old train depot. This is a house build in 1865 and eligible for the National Register. However, he is aware of the condition of the property and it is not a benefit to the community as is. He admits he is personally conflicted. However, under the current guidelines, the COA is incomplete with out plans. HPC can only act to accept or reject, they cannot continue an application. So he is inclined to deny the application and not decide on the matter until another COA application with all required documents is submitted.

Phil Turner asks for a motion. Ann Blalock wants to make a comment. She's not opposed to tearing down if a building is not able to be saved. However, she will not do it with out proper documentation. She wants assurance it is beyond repair.

Phil Turner asks if it is the consensus of the HPC that they want a report stating whether or not the structure is safe or beyond repair. All agree. He states that the COA is incomplete and it should be denied.

Phil Turner asks for a motion to deny the COA. Jack Hatcher makes a motion. Melanie Dappie seconds the motion. All vote to deny the COA.

Phil addresses Mr. Palmer and says they will review another COA with a formal report and all the required plans if he chooses to apply again. Mr. Palmer says he understands.

Melanie Dappie shows a Certificate of Authenticity that can be given to homeowners for documentation. Denise Carter will change the signature lines to identify the newly elected officers.

Melanie Dappie makes a motion to accept the certificate. Jack Hatcher seconds the motion. All vote in favor.

Ann Blalock makes a motion to end the meeting. Melanie Dappie seconds the motion. All vote in favor

Adjourned at 8:00 pm.

Historic Preservation Commission

August 25, 2008

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

The meeting was called to order by Phil Turner at 6:35 p.m.

Pledge of Allegiance was recited.

Chairman Phil Turner welcomed all visitors to the meeting. He welcomed Fred Palmer who is in attendance. He states that he has looked over the proposed plans Mr. Palmer has submitted and is very impressed.

Mr. Turner gives the HPC members an opportunity to look at the plans brought by Mr. Palmer.

Mr. Turner states he has read the minutes from the previous meeting and has found them to be accurate and complete. Harvey Minton makes a motion to accept the minutes. Ann Blalock seconds the motion. All vote to approve the minutes.

Mr. Turner states that there is one COA application at 380 N. Hicks Street, owned by Fred Palmer. He asks if all the commission members have a copy and copies of the guidelines. All state that they do have copies.

Phil Turner reviews the application in accordance with the guidelines:

- There are no conflicts of interest.
- Application is read and "intent is to restore the house back to original condition as close as possible.
- Jean Dove identifies the parcel on the map, showing the property is within boundaries of the historic district.
- Historic survey report is submitted as staff report for the property.
- Mr. Turner asks Mr. Palmer if he has any additional information. He does not.
- Mr. Turner asks if there are any other comments. There are none.

Mr. Turner asks HPC members for comments. Harvey Minton states the intent is clear in the application and says it will be a great enhancement for the historic district and the city. Ann Blalock agrees, as does Jack Hatcher. Phil Turner reiterates that he thinks the proposed plans are impressive.

Harvey Minton makes a motion to approve the COA application. Ann Blalock seconds the motion. All vote and agree to approve the COA.

Mr. Turner moves on to other business. He would like to discuss with the city about getting historic district signs. Jean Dove, city Manager, agrees and would like to see signs for the historic district also. She says that Jennifer Martin Lewis will be here on September 2, 2009 for training and we can ask her about signs then.

Mr. Turner states that he would like to recognize two merchants downtown who have improved their buildings: Dr. Owens and the Masonic Building owned by Mark Barrs. Ann Blalock says that Bobby Culpepper should also be recognized for the improvements to his building. Phil Turner agrees. He says he would like to see the HPC recognize those three building owners with a certificate and invite them to a meeting to present to them. Mr. Turner asks Jean Dove about the possibility of doing this. She states that she has seen buildings with plaques giving the history and dates of the buildings. She reminds them of meeting with Ms. Lewis next month and states they can ask her about certificates of recognition.

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

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

Adjourned at 6:55 p.m.

Historic Preservation Commission

October 27, 2008

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

The meeting was called to order by Phil Turner at 7:05 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 accurate and complete. Ann Blalock makes a motion to accept the minutes. Phil Turner seconds the motion. All vote to approve the minutes.

Mr. Turner states the first COA application is for 360 N. Hicks Street, owned by Clay Smith who is present.

Mr. Turner asks if this is a new building to replace an existing building. Clay Smith states that it is not replacing an existing structure; it is an additional storage building.

Ann Blalock asks if the two storage buildings will be just alike. Mr. Clay states they will be identical.

Mr. Turner thanks Mr. Smith for the clarification.

Phil Turner states that he still does not like the guidelines and asks attorney Barry Fleming if he has to follow them. Mr. Fleming states that it is alright to use other guidelines as long as the owner is allowed input in the process.

Phil Turner asks attorney Barry Fleming if there are some instances in which City Staff can issue a COA and therefore a building permit with out an HPC hearing. Mr. Fleming states that the way the ordinance reads a COA can only be issued by HPC and not by City Staff. Mr. Turner thanks Mr. Fleming for the clarification.

Mr. Turner reviews the first COA application:

-Mr. Turner asks Mr. Smith if he has any comments. He states the building will look just like the existing building in the photo submitted with the application. Mr. Turner states that the structure in the photo looks fine to him.

-Mr. Turner asks if there is any opposition to the proposed structure. There is none.

-Mr. Turner asks for any comments from the HPC member. Ann Blalock states that she has none. Jack Hatcher states the structure looks fine to him.

Jack Hatcher makes a motion to approve the COA application. Ann Blalock seconds the motion. All vote and agree to approve the COA.

The next COA application is KJ's Market at 305 W. Milledgeville Street.

Mr. Turner refers to new drawings submitted. He notes the side of the building facing HWY 278 is all brick. The front of the building facing Hatcher Street is brick and stucco. The back and the other side is masonry block. He asks if it meets City zoning and code. Jean Dove states that the new plans do meet all code.

Mr. Turner asks for comments from the HPC members. Ann Blalock asks if all sides are visible. Jean Doves states that all sides are visible and that the side facing residential homes will have a privacy fence. Ann Blalock asks if all the sides have to be the same. Ms. Dove says it can be made of brick, stucco, or block and that not all sides have to be alike. Ms. Blalock asks for comment from Attorney Barry Fleming. He states that as long as the building material is appropriate for the zoning, then a COA can be issued. He checks the ordinance to verify.

Phil Turner states that he would like to address the lighting. He wants lighting to match the existing City lighting on Main Street and the new lighting installed at Starling Funeral Home's parking lot. He asks attorney Barry Fleming about this. Mr. Fleming states that a COA can be approved with a special condition: lighting will be approved by HPC. The HPC chairman can sign the COA once the special condition has been met.

Jean Dove states that she has informed the owners they need to match the City's decorative lighting on Main Street.

Ann Blalock makes a motion to approve the COA application for the building as presented and contingent upon presentation and lighting plan as previously described, then to give authority for HPC chairman to sign COA once this has been done. Jack Hatcher seconds the motion. All vote and agree to approve the COA.

Mr. Turner moves on to other business. He would like to discuss with the city about getting historic district signs. They were not able to meet with Jennifer Lewis as the meeting was cancelled. Jean Dove, city Manager, would like to see signs for the historic district also. Ann Blalock asks where the signs would go. Ms. Dove states where the district starts on HWY 2221 and HWY 228. Mr. Turner suggests Ms. Dove contact DOT about the signs.

Attorney Barry Fleming states there DOT regulations concerning signs on state highways and we should contact them first.

Phil Turner states that he want s to recognize business owners who have already improved their buildings. He would like to have a certificate ready for the next meeting. Denise Carter will have certificates ready to present at the next meeting.

Mr. Turner asks about changing meetings to odd months. Jean Dove states that would mean changing the ordinance. Attorney Barry Fleming reviews the ordinance and states that they can have a called meeting for December if Mr. Turner is concerned about the 4th Monday being close to the holidays. The HPC members discuss moving the meeting to December 8th.

Ann Blalock makes a motion to move the next meeting to December 8th. Jack Hatcher seconds the motion. All vote in favor.

Ann Blalock states that there has bee requests and interest in historic walking tours. She asks if the HPC wants to take this on as a project. Ph Turner states that he does not believe that is something that follows under the duties of HPC. Jack Hatcher states that it is not the function of the HPC as appointed by City Council. Attorney Barry Fleming states that the HPC can do this if they want, but they do not have to according to the ordinance.

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 8:10 p.m.

Historic Preservation Commission

December 8, 2008

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

The meeting was called to order by Phil Turner at 6:35 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 accurate and complete. Ann Blalock makes a motion to accept the minutes. Jack Hatcher seconds the motion. All vote to approve the minutes.

The first item is the certificate of recognition for the downtown businesses. Phil Turner states they are to be presented at the city council meeting. He states that Jean Dove requests it be at the January 2009 council meeting

Mr. Turner asks about the library and the Woman's Club being recognized also. Ann Blalock states they were so long ago. Jack Hatcher states they were before the HPC was established, so he does not think it is appropriate to include them. Harvey Minton agrees.

Phil Turner submits photos of approved COA projects for the files for the Wilshire house and the E. Trippe street house.

Phil Turner asks if Jean Dove has contacted DOT about signs. Denise Carter will find out what progress has been made.

Phil Turner has spoken to LeeAnn Meyer of Red Oak Manor about doing a brochure of historic homes. He would like the committee to think about some homes to be included in the brochure.

Mr. Turner states that it has been brought to his attention that the parking lot lights at KJ's Market are an issue with Georgia power. The decorative lights do not give enough light. Mr. Turner is opposed to concrete light poles and lighting that is too broadcast. There has been

some discussion about a different type of decorative pole called a galleria pole. He states they will need to review this with the City and Georgia Power.

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

Next meeting is scheduled for February 23, 2009 at 6:30 p.m.

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

Adjourned at 6:55 p.m.