The Historic Preservation Commission of the City of Harlem, Georgia met for their Regular Meeting on Thursday, February 9, 2023, at the Public Safety Building at 6:30 p.m. with Chairman Herbert Flick presiding.

Present: COMMISSION: Chairman Herbert Flick, Vice Chairman Diane Holland, Commissioner Scott Eremus, and Commissioner Bill Speer; STAFF: Community Development Director David Jenkins, City Clerk Leona Holley, and City Attorney Adam Nelson; GUEST: Lynda Morris.

The meeting was called to order by Chairman Flick at 6:30 p.m.

The Invocation was given by Commissioner Speer.

The Pledge of Allegiance was led by Chairman Flick.

Approval of the Agenda: Community Development Director Jenkins asked to add an item under New COA Applications – Consultation for the property at 155 E. Trippe Street to the agenda. Vice Chairman Holland made a motion to approve the Agenda with the addition; 2nd by Commissioner Speer. The motion carried with Commissioners Eremus, Holland, and Speer voting in the affirmative.

Approval of the Minutes: Commissioner Speer made the motion to approve the minutes from the December 8, 2022, Regular Meeting as written; 2nd by Vice Chairman Holland. The motion carried with Commissioners Eremus, Holland, and Speer voting in the affirmative.

Continued COA Applications: None.

New COA Applications:

Consultation: Parcel H04 012/155 E. Trippe Street: Mr. Jenkins stated a Consultation request came in after the agenda was sent out; the consultation request is for a new roof for the property located at 155 E. Trippe Street. The owner of the property, Mr. Donald Newton, is in attendance tonight. The property is a historic home in the historic district. Mr. Newton is looking at having to do substantial roof repair. The property has a metal roof, and there are homes in the area with metal roofs. Staff sees no problem replacing the roof since this is a necessity, the only issue is on what color roof, whether it is replaced with a metal roof or a roof with shingles. A white metal roof or white shingle roof would go with what is there now.

Mr. Donald Newton, 155 E. Trippe Street, explained the house has a lot of pitches on the roof and he is proposing a new roof to be installed. He received an estimate of $22,000 for a shingle roof with a 10-year warranty, and an estimate of $26,000 for a metal roof with a 3-year warranty. Mr. Newton stated he is trying to preserve the house as much as possible. He is considering removing the siding, replace any wood that is damaged, painting the wood, window repair and to do repairs on the columns on the front porch. Chairman Flick asked to see the proposed estimates; the estimate does not state what type metal roof. Mr. Newton stated he would prefer a light-colored roof. Vice-Chairman Holland stated she would prefer the metal roof because that is what is on the home now, she understands the maintenance with the metal
New COA Applications (cont’d):

Consultation: Parcel H04 012/155 E. Trippe Street (cont’d): roof. She is all right with the shingles if it is a light-colored roof. Chairman Flick stated he is good with it as well. Mr. Jenkins stated if the Commissions consensus is all right with the architectural type shingles with white or light-grey shingles, he will then write a letter to Mr. Newton explaining the results of the consultation. The consensus of the Commission was good with white or light-grey shingles. Vice Chairman Holland and Commissioner Speer expressed their appreciation for what Mr. Newton is doing with the home.

OLD BUSINESS:

Election of Officers: Commissioner Speer made the motion to nominate and elect Herbert Flick back in the position of Chairman; 2nd by Vice-Chairman Holland. The motion carried with Commissioners Eremus, Flick, Holland, and Speer voting in the affirmative.

Chairman Flick made the motion to nominate and elect Diane Holland back into the position of Vice Chairman; 2nd by Commissioner Speer. The motion carried with Commissioner Eremus, Flick, Holland and Speer voting in the affirmative.

Digital Historic Districts/Properties Map: Mr. Jenkins stated the digital Historic Properties map is nearing completion. Mr. Jenkins reviewed the GIS overview of the city with the historic properties, the city with the demolished properties removed, a sample property report and a draft update to the Harlem web page explaining how to access the historic properties survey information. Mr. Jenkins reviewed the cities web page information for the Historic Preservation Commission. Vice Chairman Holland asked Mr. Jenkins to check on the legal origin for the Columbia News-Times, since they are no longer distributing. Also, to change the wordage on the website under Design Review to “A Certificate of Appropriateness is proof that the proposed modifications have been approved by the Commission and are allowing the property owner to proceed.”

NEW BUSINESS:

Public Hearing – Brick Colors Continuum/ Painting Virgin Bricks: Mr. Jenkins stated at the January Council meeting the first reading for the ordinance on brick colors/painting virgin bricks was not approved for lack of a motion. Commissioner Speer asked if a reason was given on why it was declined; Mr. Jenkins stated there was not a reason. Mr. Jenkins suggested to the Commission to reach out to Mayor and Council. Commissioner Speer expressed concern that someone could buy a vacant property in the historic district place a brick building on the property, that fits the colors in the historic district, then later paint it with “pink polka dots” and no one can say a word. He stated what good are the recommendations from the Historic Preservation Commission if Council are not going to listen to the recommendations. Chairman Flick stated if someone comes in with a new business or building, why waste time in choosing brick colors if they can paint the brick. City Attorney Nelson explained building materials are still required, the goal of this ordinance was to try to get a range of brick colors that can be chosen from. This is not only for the historic district, but also for other areas in Harlem. If someone was to build a building, the building would
NEW BUSINESS (cont’d):

Public Hearing – Brick Colors Continuum/ Painting Virgin Bricks (cont’d): have to be built out of the required materials. Right now, if someone were to build a building out of brick, the owner could then turn around and paint the brick. City Attorney Nelson stated Council did not agree with the ordinance. Council has appointed this Commission to carry out regulations. This is an opportunity for this body to try to explain why the ordinance is being recommended. Commissioner Spear expressed it is almost like this body is insignificant and the Commission’s expertise in this area doesn’t matter to Council because they know better than this body. Commissioner Spear stated he is not happy about this at all. He thinks it is a mistake on Council’s part not to take this body’s advice on matters. Commissioner Spear stated he will speak with a couple of the Council; he asked if this ordinance can be revisited. City Attorney Nelson stated yes, the ordinance can be revisited or reconsidered. City Attorney Nelson suggested to have a conversation with Councilmembers to let them know the painting of the brick is more of an issue, rather than the color of the bricks. City Attorney Nelson stated the Council quarterly meeting is coming up, this body could ask a Councilmember to see about placing the brick colors and painting of virgin brick on the agenda for discussion. Commissioner Speer asked Mr. Jenkins for a copy of the ordinance that was presented to Council on the Brick Colors/Painting of Virgin Bricks. Mr. Jenkins will email a copy of the ordinance to the Commissioners.

City Attorney Report: N/A

Staff Report: Mr. Jenkins reported:
- Certificate of Appropriateness Spreadsheet has been completed and will be used in future applications. The spreadsheet goes back to 2007.
- Historic Properties Spreadsheet has been updated in preparation for the digital historic properties map.
- The Columbia County News-Times is no longer the legal organ for public notices. The Augusta Chronicle will now publish all legal notices for the HPC.
- Training for HPC will take place in September.

Chairman's Comments: N/A

With there being nothing further before the Commission for discussion, Vice Chairman Holland made the motion to adjourn the meeting; 2nd by Commissioner Speer. The motion carried with Commissioners Eremus, Holland, and Speer voting in the affirmative. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Leona H. Holley
City Clerk