

The Historic Preservation Commission of the City of Harlem, Georgia met for their Regular Meeting on Thursday, March 14, 2024, at the Public Safety Building at 6:30 p.m. with Chairman Bill Speer presiding.

Present: COMMISSION: Chairman Bill Speer, Commissioner Lynda Morris, and Commissioner Brett Rogers; STAFF: Community Development Director Robert Fields, City Clerk Leona Holley, and City Attorney Adam Nelson; ABSENT: Vice Chairman Diane Holland and Commissioner John Paul Stout.

The Meeting was called to order by Chairman Speer at 6:31 p.m.

The Invocation was given by Commissioner Morris.

The Pledge of Allegiance was led by Commissioner Rogers.

**Approval of the Agenda:** There was a typographical error found on the Agenda; Commissioner Rogers last name was spelled incorrectly. Commissioner Rogers made the motion to amend the Agenda to include the correction from “Rodgers” to “Rogers”; 2<sup>nd</sup> by Commissioner Morris. The motion carried with Commissioners Morris, Rogers, and Speer voting in the affirmative.

**Approval of the Minutes:** Commissioner Morris made the motion to approve the minutes of the February 8, 2024 Regular Meeting as written; 2<sup>nd</sup> by Commissioner Rogers. The motion carried with Commissioners Morris, Rogers, and Speer voting in the affirmative.

**Continued COA Application:** N/A

**New COA Applications:** N/A

OLD BUSINESS:

**Model T Restoration Project: Commissioner Stout:** Mr. Fields explained Commissioner Stout has sent in his resignation as of this afternoon. Chairman Speer will reach out to Commissioner Stout to see about getting the contact list for the Model T Restoration Project.

**HPC Term Limits:** Mr. Fields reported an ordinance went to Council for consideration of amending the terms limits for the Historic Preservation Commission. Council conducted a first reading in January and at the second reading in February Council approved and passed the ordinance. This ordinance amends the term limits of the Historic Preservation Commission from three years to one year. The following are the term limits of the current Commission:

1. Commissioner Morris and Commissioner Rogers’ current term expires June 2024; they would be re-appointed in June to serve for an additional six months, thru December 2024. Appointments would be made in December 2024 to start serving the one-year term, January 2025 to December 2025. Commissioner Rogers was appointed to fill the unexpired term of Scott Eremus.
2. Vice Chairman Holland and Commissioner Stout current term expires June 2025. Vice Chairman Holland will continue to serve thru June 2025, at which time re-appointments would be made for an additional six months thru December 2025. Appointments would be made in December 2025

OLD BUSINESS (cont'd):

**HPC Term Limits (cont'd):**

to start serving the one-year term, January 2026 to December 2026. Once this position for Commissioner Stout is filled, they would continue to serve thru June 2025, at which time re-appointment would be made for an additional six months thru December 2025. Appointments would be made in December 2025 to start serving the one-year term, January 2026 to December 2026.

3. Chairman Speer current term expires June 2026; he would continue to serve thru June 2026. At which time, re-appointment would be made for an additional six months, thru December 2026. An appointment would be made in December 2026 to start serving the one-year term, January 2027 to December 2027.

All terms will be on the one-year term that will run from January to December. Those currently serving would be re-appointed as indicated as long as they wanted to continue to serve. The Commission does have unlimited terms, but for Council to have some control appointments/re-appointments will be made accordingly. The council can also replace a Commissioner when it comes time for re-appointments/appointments.

**Update on Mission Statement:** Mr. Fields explained the Mission Statement for the Historic Preservation Commission went before Council. Council reviewed and approved the following Mission Statement for the Historic Preservation Commission:

“The mission of the Harlem Historical Preservation Commission is to protect, enhance, perpetuate, and utilize the city’s historic resources for the benefit of present and future generations.”

NEW BUSINESS:

**Appointment of Brett Rogers to the HPC:** Chairman Speer welcomed Brett Rogers to the Historic Preservation Commission. Commissioner Rogers gave a brief history of himself.

**Staff Report – Robert Fields:**

- Report of Sign Approval: Mr. Fields reported a sign application came in for Christies Coffee at 380 W. Milledgeville Road; staff has approved the application, and the sign has been erected.
- Update on O’Reilly’s Auto Parts: Mr. Fields reported O’Reilly’s Auto Parts has submitted a Certificate of Appropriateness for 370 W. Milledgeville Road. This will come before the Commission in April. Mr. Fields explained the point of contact for O’Reilly’s Auto Parts is the Architect. Mr. Fields has spoken with him regarding the request from the Commission for a walkthrough for the building that is on the property. Mr. Fields stated the Architect responded today and asked what dates the Commission were looking at. After discussion, the Commission would like to schedule a walk-through on Monday, March 25, 2024. City Attorney Nelson explained when a demolition is being considered the concept of the Historic Preservation Commission is to determine if the demolition would have to large of an adverse impact on the historical and

NEW BUSINESS (cont'd):

**Staff Report – Robert Fields (cont'd):**

architectural value and consider the current condition of the building. The Commission needs to consider if the historic benefit outweighs its usefulness to the city and thereafter. The Commission attempts to look to see if there are historic features or furnishings that could be salvaged from the house. The property is in the Historic district and the developer will have guidelines to follow and the intent is for whatever goes back needs to be in line with the historic guidelines and the historic nature of the district. Chairman Speer commented if the building is demolished to recommend a condition to the developer for a marker to be placed on the property honoring the site of George Sanders home. Mr. Fields reported the Civic Engineer with O'Reilly's Auto Parts will be at the Planning Commission meeting on April 2<sup>nd</sup> and the Architect will be at the Historic Preservation Commission meeting on April 4<sup>th</sup>.

- Scheduled Walk-Through of Historic Structure: Mr. Fields will reach out to the Architect for O'Reilly's Auto Parts to try to schedule a walk-through for the location at 370 W. Milledgeville on March 25<sup>th</sup> starting at 3:00 p.m. Chairman Speer commented he would like to see about having a Walking Tour of the historic district.

**Chairman's Report:** N/A

**City Attorney Report:** N/A

With there being nothing further before the Commission for discussion, Commissioner Morris made the motion to adjourn the meeting; 2<sup>nd</sup> by Commissioner Rogers. The motion carried with Commissioners Morris, Rogers, and Speer voting in the affirmative. The meeting adjourned at 6:59 p.m.

Respectfully submitted,

Leona H. Holley  
City Clerk