



Brandi May, Chair
Kevin Whipple, Vice Chair
Robert Sterling, Treasurer
Mary Baldwin, Secretary
Mike Ferguson
Rachel Butler
Patrick Gallagher

**Minutes
April 16, 2019
Mayor & Council Chambers
8:00 A.M.**

Members present: Butler, Ferguson, May, Baldwin, Whipple, Sterling, Gallagher

Staff and guests attending: Darryl Simmons, Chad Howie, Orlando and Madelyn Orochena, Jim Boyd, Noel Lawler, Robert Byington.

I. Call to Order

Chair May called the meeting to order at 8:04

II. Approval of Minutes – March 19, 2019

Ferguson moved to approve the minutes. Whipple seconded the motion. Motion passed 6-0. Ayes: Gallagher, Sterling, Baldwin, Whipple, Ferguson, Butler

III. Financial Report

Simmons took the floor to present the financial report for month ending March 31, 2019. Balance as far as donations is at \$ 21,675. There have been no expenditures.

Whipple moved to approve the financial report. Ferguson seconded the motion. Motion passed 6-0. Ayes: Gallagher, Sterling, Baldwin, Whipple, Ferguson, Butler

IV. Old Business-

Chair May said there is no old business.

V. New Business

- 2981 N. Main Street. New freestanding two car garage. Applicants Orlando and Madelyn Orochena

Simmons introduced the applicants, saying they have supplied pictures of the proposed garage as well as an affidavit (attached) which states how the structure will meet zoning requirements – specifically that it will not be used for residential use, the intent is for storage or other non-residential uses. Requirements for power and plumbing include a half-bath, and will meet all city codes.

The Orochenas took the floor to explain the plans for the garage and to take questions from the commission. Whipple asked about the construction of the deck shown on the rendering of the plans, and the Orochenas said that all exterior work would be done at the same time.

There were no further questions. Whipple moved to approve the application as presented. Sterling seconded the motion. Motion passed 6-0. Ayes: Gallagher, Sterling, Baldwin, Whipple, Ferguson, Butler

- Martha Moore-Schoolhouse Village – architectural design review for the approved CBD project

Simmons introduced the project under consideration, asking the commission to guide the applicant on their design, given that this is the first, preliminary discussion with the HPC.

Chad Howie took the floor, explaining the design process of the proposed development. His remarks were as follows: The development is focused around the history of the original school site, and photos of the original brick building were used as a reference. Historical research has been done in order to obtain photos of different angles of the building.

The developers have met with local business owners and residents to get feedback on the proposed project. The idea is to embrace history, yet to bring something new, innovative, and fresh. Howie showed a presentation (attached) which illustrated the logos and site plan for the project. He mentioned a parking issue, saying they have designed a parking deck which will double the parking but make it more compact and allow better traffic circulation.

He then referenced elevations and spoke of architectural elements and the scale of the buildings. He pointed out the flow of the pedestrian traffic explaining the different levels which will house office space, retail, and restaurants. The buildings will be primarily brick, in keeping with the original design elements. He spoke of an historic old oak tree on the property, saying it will be protected and kept intact.

Butler asked about the existing Martha Moore library, whether it would be preserved. Howie explained how the library would be incorporated into the new plan. The library is a modern building – trying to blend it with historical buildings was a challenge.

Referencing the residential/townhome component of the project, Howie said there is a missing niche in this type of housing. The proposed floor plans are all three-story, with 2-3BR homes, with different price levels. They are around the \$300,000 price range. Howie said that Tony Miller, the architect, had worked to incorporate historical attributes similar to those elsewhere in the city so it would blend in, yet provide something fresh.

Ferguson asked for examples of this. Howie pointed out design elements such as brackets and corbels that echo buildings on Main Street buildings. Arched windows reflect arches in the original schoolhouse building. However, the idea is not just to replicate all historical details, but to clearly make it look new as well.

Whipple requested that photos be provided to show the reference for the historical elements that Howie discussed. Gallagher asked whether the original cornerstone from the schoolhouse will be preserved, and Howie answered that it would be used in the new project while other bricks salvaged from the building will be distributed as souvenirs during the groundbreaking.

A 3-D rendering video (attached) was shown to illustrate the concept. Simmons took the floor to say that this and all the files for the proposed development will be posted on the city website. He asked for the commission to forward future questions on the project to himself, which he will then compile and forward to Howie.

- Enclave at Depot Park- Architectural design (100%) update by applicant Royal American

Simmons introduced the design team which is prepared to discuss their updated plans.

Developer Jim Boyd took the floor, introducing Noel Lawler, project manager, and Robert Byington, architect. He referenced handouts (attached) of the site plans and elevations. Chair May asked whether there have been

substantial changes since the last review, and Wood responded that there have not. The goal is to complete the project within 12 months, beginning in May 2019.

Whipple discussed the single light windows on the façade, referencing section 4.7 of the design guidelines, which addresses the type of windows required.

Sterling asked the design of the retaining wall on the back side of the property. Byington answered that the final material had not been designated yet. Gallagher asked about the height of the wall and Boyd answered that it would be substantial (15-18 feet) since the property slopes in the back. Chair May requested a copy of the landscape plan and discussed landscaping concerns.

Butler brought up questions about sidewalks, and discussion ensued about pedestrian traffic in and around the development. Simmons took the floor to join the discussion of pedestrian access. Brick samples were supplied, and examined by commission members.

Whipple moved to approve the application with the following conditions:

- Windows facing public way comply with section 4.7 of the design guidelines and incorporate divided lights.
- Submit detailed landscape plan to HPC prior to installation, complying with sections 4.1 and 5.1
- Provide pedestrian connection to Sardis and Main Street pending staff final site plan review and CobbDOT approvals.

Sterling seconded the motion. Motion passed 6-0. Ayes: Gallagher, Sterling, Baldwin, Whipple, Ferguson, Butler

VI. Certificate of Appropriateness - Administrative Approval by Staff and Chairperson- none

VII. Discussion

- Properties of Concern

Simmons took the floor to discuss Eclectic Living along Lewis Street and the signage on the building. Chair May mentioned that the Moon Station lot was mowed. Simmons said that code enforcement is very effective in dealing with properties of concern.

Chair May asked for updates on the Lewis House and Hill Manor. Simmons replied that Hill Manor is now under contract. The potential buyer is looking at bringing the property up to code structurally and architecturally. An engineer will be consulted to determine how to modify the structure and foundation for commercial use. More information should be available in a couple of weeks after the due diligence period.

Regarding the Lewis House, Simmons said there was a walk-through with the building inspector in which framing was inspected; also there is a new roof. They will be putting in foundations for a new chimney to replace the existing stucco chimney that had disintegrated. All exterior improvements, such as rebuilding the front porch, are following HPC guidelines.

Regarding Shiloh Methodist Church and cemetery, Simmons said that this will be discussed with New South consultants to explore bringing that into the evaluation report identifying it as asset that should be documented on its own even though it is not within the proposed historic district.

VIII. Public Comments

Chair May opened the floor to public comments. There were none.

IX. Planning & Zoning Administrator Comments

Simmons mentioned the SHPO training which will take place in Rome in August, saying members are required to take part in at least one training session per year. He also referenced the evaluation report by New South, and asked that the commission start compiling questions to forward to the consultants. He suggested a work session be scheduled to discuss the report and the status of the future nomination: May 15 at 6:00 pm was tentatively slated for this session.

X. Adjourn

Chair May adjourned the meeting at 9:26

Minutes taken and typed by Mary Baldwin, secretary

**The next scheduled meeting of the Historic Preservation Commission will be
Tuesday May 21 , 2019**

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

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