



ATTENDANCE

- ___ Rhonda Kendrick-5/22
- ___ Melinda Glenn-9/25
- ___ Clayton Penhallegon-6/22
- ___ Myra Riles-4/24
- ___ Allyson Whittaker-9/24
- ___ Marcus Breedon-10/24
- ___ VACANT

NEXT MEETING

March 28th, 2023

HISTORIC PRESERVATION COMMISSION

AGENDA

TUESDAY, February 28th, 2023

6 P.M.

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES (11/22/22)
- III. OLD BUSINESS
 - A. Appointment of Chairman and Vice-Chairman
- IV. NEW BUSINESS
 - A. Public Hearing(s)
 - I. **COA-2023-003** | 226 Florida St: Applicant Bainbridge Media, LLC. is requesting a Certificate of Appropriateness for demolition of the structure located at 226 Florida St. The property is 0.25 acres.
 - II. **COA-2023-004** | 215 Donalson St: Applicant Tyler Thomas is requesting a Certificate of Appropriateness for demolition of the structure located at 215 Donalson St. The property is 0.55 acres.
- V. ADJOURN

**Historic Preservation Commission
Minutes
November 22, 2022 6:00 p.m.**

MEMBERS PRESENT: Clayton Penhallegon, Mary Miller, Allyson Whittaker, & Melinda Glenn

MEMBERS ABSENT: Rhonda Kendrick, Marcus Breeden, and Myra Riles

OTHERS PRESENT: Amanda Glover, Platinum Roofing Solutions Representative

I. CALL TO ORDER

Acting Chairman Whittaker called the meeting to order at 6:00 p.m.

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

Commissioner Penhallegon made a motion to approve the minutes from the July 26, 2022 meeting. Commissioner Miller seconded it and it passed unanimously.

III. OLD BUSINESS

Having no old business the committee proceeded to new business.

IV. NEW BUSINESS

- a. Appointment of Chairman and Vice-Chairman: Commissioner Penhallegon nominated Rhonda Kendrick as Chairman and Allyson Whittaker as Vice-Chairman, seconded by Mary Miller, and passed unanimously pending confirmation from both parties.
- b. **COA-2022-064** | 112 Florida St: Travis Veal is requesting a Certificate of Appropriateness for a materials change from asphalt shingles to a galvalume metal roof.
- c. Any COA applications received during the month of December will be moved to the January 2023 meeting.

A representative from Platinum Roofing Solutions presented a sample of the proposed roof material to the Commission.

Ms. Amanda Glover gave her staff opinion in support of Mr. Veal. After some discussion, Acting Chairman Whittaker asked for a finding of fact motion.

Commissioner Penhallegon made a motion for a finding of fact as presented, "I move that the City of Bainbridge Preservation Commission find as a fact that the proposed roof at 112 Florida St, if constructed according to plans submitted 11/1/2022 is not incongruous with the character of the historic district for reasons that the proposed

changes to the roof are generally in harmony with the character of the adjoining properties.” Commissioner Glenn seconded, and the motion unanimously passed.

Commissioner Glenn made a motion to approve the certificate of appropriateness as presented “I move that the City of Bainbridge Preservation Commission grant a certificate of appropriateness to Travis Veal for the proposed project at 112 Florida Street.” The motion was seconded by Commissioner Miller and was unanimously passed.

STAFF REPORT

Administrative COA’s since July Meeting:

402 Evans – Fence

428 Evans – Fence

116 Broad – Sign

725 Shotwell – Sign

201 Calhoun – Sign

415 Broughton – Sign

213 Clay – Fence

327 Water – Roof Replacement- same materials

125 Calhoun – Roof Replacement- same materials

214 Water – Removing stucco to expose original brick

After discussing the Administrative COA’s and Revised Design Guidelines, the committee continued to adjournment.

V. ADJOURNMENT: There being no more business, Commissioner Whittaker moved to adjourn the meeting and Commissioner Miller seconded. The motion unanimously passed.

BY: _____
Chairman Allyson Whittaker

ATTEST: _____
Secretary, Rachel Trolinger

CERTIFICATE OF APPROPRIATENESS APPLICATION

This form must be turned in *15 days prior* to the next scheduled meeting before the H.P.C. Committee can consider any requests for approval of any changes affecting the exterior appearance or demo of any building located within a designated local historic district in the City of Bainbridge.

PROPERTY ADDRESS	226 N. Florida St. Bainbridge, GA.
-------------------------	------------------------------------

APPLICANT	NAME: <u>Bainbridge Media, LLC</u>	PHONE: <u>229-246-2827</u>
	MAILING ADDRESS: <u>P.O. Box 277</u>	
	CITY: <u>Bainbridge</u>	STATE: <u>GA.</u>

PROPERTY OWNER	NAME: <u>Bainbridge Media, LLC</u>	PHONE: <u>229-246-2827</u>
	MAILING ADDRESS: <u>Post office Box 2370</u>	
	CITY: <u>Tuscaloosa,</u>	STATE: <u>AL.</u>

Check here if same as Applicant

OCCUPANT	NAME: <u>None</u>	PHONE:
	MAILING ADDRESS:	
	CITY:	STATE:

Check here if same as Applicant

Nature of proposed work to be done (check all that apply)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Remodeling/Addition | <input type="checkbox"/> New Construction | <input type="checkbox"/> Moving Building | <input type="checkbox"/> Awnings |
| <input type="checkbox"/> Siding Alteration/Change | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Sign | <input type="checkbox"/> Roof Alteration |
| <input type="checkbox"/> Door/Window Alteration | <input type="checkbox"/> Shutters Addition/Change | <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Other _____ | | | |

Describe proposed work in detail (additional pages may be attached, if necessary) Demolition of house

Once the C.O.A. has been approved by the Commission, the applicant has 15 days to obtain a building permit (if applicable) and 45 days to begin construction

	<u>02/01/23</u> Date
--	-------------------------

FOR OFFICE USE ONLY	APPLICATION FEES	FOR OFFICE USE ONLY																								
Classification: _____ Application #: _____ Date Received: _____ Map & Parcel #: _____	\$25.00 Application Fee for following: <table style="width: 100%; border: none;"> <tr> <td>Remodeling/Addition</td> <td>Awnings</td> </tr> <tr> <td>New Construction</td> <td>Roof Alteration</td> </tr> <tr> <td>Moving Building</td> <td>Accessory Structure</td> </tr> <tr> <td>Siding Alteration/Change</td> <td>Fence</td> </tr> <tr> <td>Sign</td> <td>Door/Window Alteration</td> </tr> <tr> <td>Shutters Addition/Change</td> <td>Other</td> </tr> </table> \$75.00 Application Fee: Demolition	Remodeling/Addition	Awnings	New Construction	Roof Alteration	Moving Building	Accessory Structure	Siding Alteration/Change	Fence	Sign	Door/Window Alteration	Shutters Addition/Change	Other	<table style="width: 100%; border: none;"> <tr> <th style="text-align: left; font-size: small;">ACTION</th> <th style="text-align: right; font-size: small;">DATE</th> </tr> <tr> <td><input type="checkbox"/> Approved</td> <td>_____</td> </tr> <tr> <td><input type="checkbox"/> Approved w/ Conditions</td> <td>_____</td> </tr> <tr> <td><input type="checkbox"/> Denied</td> <td>_____</td> </tr> <tr> <td><input type="checkbox"/> Withdrawn</td> <td>_____</td> </tr> <tr> <td><input type="checkbox"/> Staff Approval</td> <td>_____</td> </tr> </table>	ACTION	DATE	<input type="checkbox"/> Approved	_____	<input type="checkbox"/> Approved w/ Conditions	_____	<input type="checkbox"/> Denied	_____	<input type="checkbox"/> Withdrawn	_____	<input type="checkbox"/> Staff Approval	_____
Remodeling/Addition	Awnings																									
New Construction	Roof Alteration																									
Moving Building	Accessory Structure																									
Siding Alteration/Change	Fence																									
Sign	Door/Window Alteration																									
Shutters Addition/Change	Other																									
ACTION	DATE																									
<input type="checkbox"/> Approved	_____																									
<input type="checkbox"/> Approved w/ Conditions	_____																									
<input type="checkbox"/> Denied	_____																									
<input type="checkbox"/> Withdrawn	_____																									
<input type="checkbox"/> Staff Approval	_____																									



Staff Report

CITY OF BAINBRIDGE HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Address: 226 Florida Street
Petitioner: Bainbridge Media LLC
File #: COA-2023-003
Date: February 17, 2023
Parcel # B0250029

Historic District Map Classification: Historic

Nature of Request: COA-2023-003- 226 Florida Street. Applicant Bainbridge Media, LLC. is requesting a certificate of Appropriateness for demolition of the structure located at 226 Florida St. The property is 0.25 acres.

Criteria considered by the Bainbridge Historic Preservation Commission for the act of demolition within the local historic district:

- 1. The historic, scenic, or architectural significance of the building, structure, site, tree or object.**
 - a. Staff is unaware of any historic or architectural significance of the structure. It is present on the 1924 Sanborn Map.

- 2. The importance of the building, structure, site, tree, or object to the ambiance of a district.**
 - a. Staff is unaware of the importance of the structure. The structure does appear to be one of the last historic house's in the block.

- 3. The difficulty or the impossibility of reproducing such a building, structure, site, tree or object because of its design, texture, material, detail, or unique location.**
 - a. It would not be impossible to reproduce the structure. The design and materials used were simple materials and the structure does not have any significantly impressive or peculiar architectural features. The structure appears to be mostly unmodified and is a good remaining example of the style of architecture.

- 4. Whether the building, structure, site, tree, or object is one of the last remaining examples of its kind in the neighborhood or the city or county.**
 - a. Staff believes that this structure is one of the last of its kind in the neighborhood but is unaware of whether there is or is not, any other examples in the City of Bainbridge.

- 5. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.**
 - a. Staff has not been provided with any information regarding the future plans for the parcel.

6. Whether reasonable measures can be taken to save the building, structure, site, tree, or object from collapse.
 - a. The house appears to be structurally sound and in no danger of collapse. As the structure continues to suffer from lack of maintenance there may come a point where the structural integrity becomes compromised.

7. Whether the building, structure, site, tree, or object is capable of earning reasonable economic return on its value.
 - a. Staff has not been provided with the data necessary to make a determination on whether the property is capable of earning reasonable economic return on its value. It has not been on the market for sale recently to my knowledge.

*****FIRST STEP, a commission member should make a "finding of fact" and express it in the form of a motion:**

"I move that the City of Bainbridge Preservation Commission find as a fact that the proposed Demolition, at 226 Florida Street (Parcel #B0250029), if demolished would be (**incongruous/ not incongruous**) with the character of the historic district because the proposed demolition (**would/would not**) have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the structures and historic property in the portion of the historic district which the demolition is being applied for.

(Specify all the factors that make the changes compatible, like height, setback, placement, fenestration, materials, architectural detailing, roof, form proportions, appurtenant features, placement, etc...,

*****SECOND STEP, after this motion has been seconded, discussed and adopted, another motion is made or called for concerning the actual application.**

"I move that the City of Bainbridge Preservation Commission **(grant, deny, or approve with conditions)** a certificate of appropriateness to Bainbridge Media LLC for the demolition of the structure located at 226 Florida St., (Parcel #B0250029)."









Hall Contracting and Design, LLC

329 E. Water Street Suite 1
Bainbridge, Georgia 39817
229-442-0311 Cell

February 8, 2023

Mr. Steve O'Neil
City of Bainbridge
Bainbridge, Georgia 39817

Property: 215 South Donalson Street

Steve,

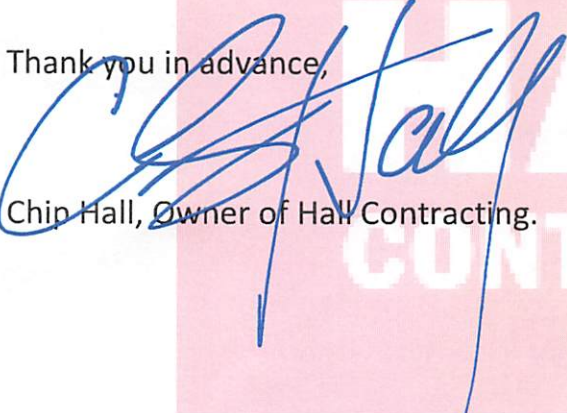
As previous stated in my email to you, after a thorough inspection of the home of Tyler and Heather Thomas, I deemed the home to be too deteriorated to try and renovate. The cost to do so would be \$ 300,000 plus.

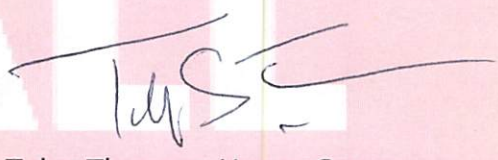
This property backs up to the Thomas' permanent home and he would like to fence it in and extend his backyard.

My suggestion to Tyler is to demo the home to provide a large vacant lot. I don't feel that anyone would spend the money to try and relocate the home.

I will be by Racheal's later today to get an application for appropriateness and request you put us on the agenda for the next meeting. With this only being my second time for this type of process, please advise what all should be needed from myself or the owner.

Thank you in advance,


Chip Hall, Owner of Hall Contracting.


Tyler Thomas, Home Owner

CERTIFICATE OF APPROPRIATENESS APPLICATION

This form must be turned in 15 days prior to the next scheduled meeting before the H.P.C. Committee can consider any requests for approval of any changes affecting the exterior appearance or demo of any building located within a designated local historic district in the City of Bainbridge.

PROPERTY ADDRESS	215 SOUTH DONALSON STREET
-------------------------	---------------------------

APPLICANT	NAME: CHIP HALL	PHONE: 229-442-0311
	MAILING ADDRESS: 329 E. WATER STREET	
	CITY: BAINBRIDGE	STATE: GEORGIA

PROPERTY OWNER	NAME: TYLER THOMAS	PHONE: 727-992-5763
	MAILING ADDRESS: 310 SHOTWELL STREET <input type="checkbox"/> Check here if same as Applicant	
	CITY: BAINBRIDGE	STATE: GA

OCCUPANT	NAME: EMPTY	PHONE:
	MAILING ADDRESS: <input type="checkbox"/> Check here if same as Applicant	
	CITY:	STATE:

Nature of proposed work to be done (check all that apply)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Remodeling/Addition | <input type="checkbox"/> New Construction | <input type="checkbox"/> Moving Building | <input type="checkbox"/> Awnings |
| <input type="checkbox"/> Siding Alteration/Change | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Sign | <input type="checkbox"/> Roof Alteration |
| <input type="checkbox"/> Door/Window Alteration | <input type="checkbox"/> Shutters Addition/Change | <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Other _____ | | | |

Describe proposed work in detail (additional pages may be attached, if necessary) _____

Once the C.O.A. has been approved by the Commission, the applicant has 15 days to obtain a building permit (if applicable) and 45 days to begin construction

Applicant's Signature _____	Date _____
-----------------------------	------------

FOR OFFICE USE ONLY	APPLICATION FEES	FOR OFFICE USE ONLY
Classification: _____	\$25.00 Application Fee for following:	ACTION
Application #: _____	Remodeling/Addition Awnings	() Approved _____
Date Received: _____	New Construction Roof Alteration	() Approved w/ Conditions _____
Map & Parcel #: _____	Moving Building Accessory Structure	() Denied _____
	Siding Alteration/Change Fence	() Withdrawn _____
	Sign Door/Window Alteration	() Staff Approval _____
	Shutters Addition/Change Other	
	\$75.00 Application Fee:	
	Demolition	



Staff Report

CITY OF BAINBRIDGE HISTORIC PRESERVATION COMMISSION REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Address: 215 Donalson Street
Petitioner: Tyler Thomas
File #: COA-2023-004
Date: February 21, 2023
Parcel # B0260079

Historic District Map Classification: Historic

Nature of Request: COA-2023-004- 215 Donalson Street.: Applicant Tyler Thomas is requesting a Certificate of Appropriateness for demolition of the structure located at 215 Donalson St. The property is 0.55 acres.

Criteria considered by the Bainbridge Historic Preservation Commission for the act of demolition within the local historic district:

- 1. The historic, scenic, or architectural significance of the building, structure, site, tree or object.**
 - a. The structure appears to have some significant architectural features that appear to be original. Staff was unable to find any historic photographs of the home. Around the back of the structure It appears that porches were added long ago as evidenced by the different type of wood siding. The original footprint in the 1916 Sanborn maps also appears to show covered porches as opposed to enclosed space.
- 2. The importance of the building, structure, site, tree, or object to the ambiance of a district.**
 - a. Staff is unaware of the importance of the structure. The structure appears to be a unique example and one of the last historic house's in the block.
- 3. The difficulty or the impossibility of reproducing such a building, structure, site, tree or object because of its design, texture, material, detail, or unique location.**
 - a. It would not be impossible (although it would be expensive and difficult) to reproduce the structure. The design and materials used were simple materials. The banks of windows on the first and second story of the home are an impressive feature of the home. The structure appears to be mostly unmodified and is a good remaining example of the style of architecture.
- 4. Whether the building, structure, site, tree, or object is one of the last remaining examples of its kind in the neighborhood or the city or county.**
 - a. Staff believes that this structure is one of the last of its kind in the neighborhood and quite possibly the City of Bainbridge.
- 5. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.**

- a. Staff has not been provided with any information regarding the future plans for the parcel other than a vacant lot.
6. **Whether reasonable measures can be taken to save the building, structure, site, tree, or object from collapse.**
- a. The house appears to be structurally sound and in no danger of collapse. Code Enforcement has visited the property to address the broken windows. The property has been identified as blighted structure and is on the blight tax list. As the structure continues to suffer from lack of maintenance and open windows there may come a point where the structural integrity becomes compromised.
7. **Whether the building, structure, site, tree, or object is capable of earning reasonable economic return on its value.**
- a. Staff has not been provided with the data necessary to make a determination on whether the property is capable of earning reasonable economic return on its value. It has not been on the market for sale recently to my knowledge.

*****FIRST STEP, a commission member should make a "finding of fact" and express it in the form of a motion:**

"I move that the City of Bainbridge Preservation Commission find as a fact that the proposed Demolition, at 215 Donalson Street (Parcel #B0260079), if demolished would be (**incongruous/ not incongruous**) with the character of the historic district because the proposed demolition (**would/would not**) have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the structures and historic property in the portion of the historic district which the demolition is being applied for.

(Specify all the factors that make the changes compatible, like height, setback, placement, fenestration, materials, architectural detailing, roof, form proportions, appurtenant features, placement, etc...,

*****SECOND STEP, after this motion has been seconded, discussed and adopted, another motion is made or called for concerning the actual application.**

"I move that the City of Bainbridge Preservation Commission (**grant, deny, or approve with conditions**) a certificate of appropriateness to Tyler Thomas for the demolition of the structure located at 215 Donalson St., (Parcel #B0260079)."







