



HISTORIC PRESERVATION COMMISSION

AGENDA

TUESDAY, September 28th, 2021

6 P.M.

ATTENDANCE

__ Mary Miller-10/23

__ Rhonda Kendrick-5/22

__ Natalie Kirbo-9/22

__ Clayton Penhallegon-6/22

__ Myra Riles-4/24

__ Allyson Whittaker-9/24

NEXT MEETING

November 23, 2021

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES (6/22/21)
- III. OLD BUSINESS
- IV. NEW BUSINESS
 - A. Design Review
 - a. **COA-2021-020** | 721 Shotwell St: Mike Conder requests approval to remove the front exterior wall that enclosed the original front porch and take it back to original look.
 - b. **COA-2021-021** | 320 E. Water St: Eric Inlow is requesting to repair awning frames (front/rear) and change in materials from fabric to black metal.
 - B. Staff Report
 - a. Administrative Reviews
- V. ADJOURN

Historic Preservation Commission

Minutes

June 22, 2021

6:00 p.m.

MEMBERS PRESENT: Rhonda Kendrick, Myra Riles, Natalie Kirbo, Allyson Whittaker, Clayton Penhallegon (called during meeting)

MEMBERS ABSENT: Mary Miller, Jenny Livingston

OTHERS PRESENT: Amanda Glover, Rachel Trolinger

I. CALL TO ORDER

Natalie Kirbo 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 previous minutes, Commissioner Whittaker seconded it and it was carried unanimously.

III. CONSIDERATION OF APPLICATION

Item 1: COA-2021-008 | 211 E. Water St.: Doug Young requests approval to remove the existing 70's style storefront and replace a more historically appropriate storefront.

Mr. Doug Young was not present to explain his request so Amanda Glover spoke on his behalf. Ms. Glover started off by explaining that Mr. Young wants to move one door to the far left of the storefront but maintain the flushed store front. She went on to say that display windows will stay the same up front and install an awning and signage.

After a bit more discussion Chairman Kirbo asked for a finding of fact motion.

Commissioner Whittaker made a motion for a finding of fact as presented, seconded by Commissioner Kendrick, and unanimously carried.

Chairman Whittaker made a motion to grant a certificate of appropriateness to Doug Young for the proposed project at 211 E. Water St., seconded by Commissioner Riles, and unanimously carried.

IV. OLD BUSINESS: Amanda Glover gave the latest update on the house on Shotwell St. (Rich House) being that it was ready to be moved any day now.

V. ADJOURNMENT: There being no more business, the meeting was adjourned at 6:45 p.m.

BY: _____
Natalie Kirbo

ATTEST: _____
Secretary, Steve O'Neil



Staff Recommendation

CITY OF BAINBRIDGE HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Address: 721 Shotwell St
Petitioner: Mike Conder
File #: COA-2021-020
Date: September 28, 2021

Historic District Map Classification: Historic

- a. **Nature of Request:** ~~COA-2021-020- 721 Shotwell Street:~~ Mike Conder requests approval to remove the front exterior wall that enclosed the original front porch and take it back to original look.

APPLICABLE GUIDELINES & STAFF COMMENTS:

Section 4.1 Storefronts

- 4.1.1 Preserve (retain, restore and maintain) first any original storefront, and second those changes that have gained historic significance over time.
- 4.1.2 Retain (and repair) rather than replace deteriorated original features.

Staff Comments: The applicant is proposing to remove the front exterior wall thus exposing the open porch that used to be present and removing what are currently interior doors and replacing them back to windows. What is being proposed meets the requirements of the ordinance in my eyes and I recommend approval.

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

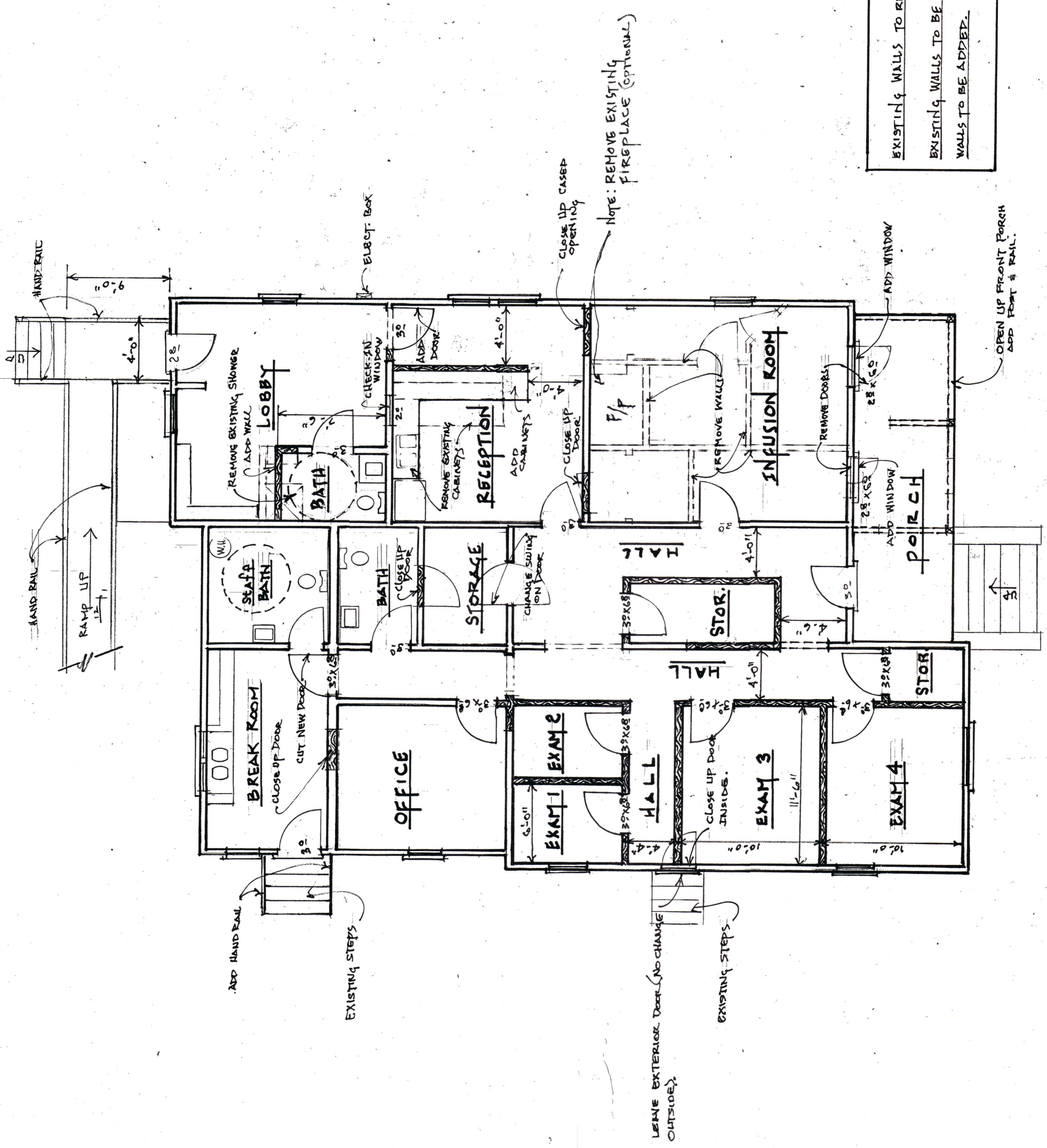
"I move that the City of Bainbridge Preservation Commission find as a fact that the proposed facade changes at 720 Shotwell Street, if constructed according to plans submitted 9/7/21 **(is incongruous or not in harmony/is not incongruous or in harmony)** with the character of the historic district for reasons that the proposed changes to the front façade are generally in harmony with the character of the adjoining properties."

(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 Mike Conder for the proposed project at 721 Shotwell Street."





EXISTING WALLS TO REMAIN.
 EXISTING WALLS TO BE REMOVED.
 WALLS TO BE ADDED.

FLOOR PLAN
 SCALE: 1/4" = 1'-0"





Staff Recommendation

CITY OF BAINBRIDGE HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Address: 320 Water St
Petitioner: Eric Inlow
File #: COA-2021-021
Date: September 28, 2021

Historic District Map Classification: Historic

- a. **Nature of Request:** COA-2021-021- 320 Water Street: Eric Inlow is requesting to repair awning frames (Front/Rear) and change materials from fabric to black metal.

APPLICABLE GUIDELINES & STAFF COMMENTS:

Section 4.4 Awnings

Appropriate/Acceptable

- 4.4.14 Preserve (retain, restore and maintain) any awning hardware if in good condition, original, and/or not a detriment to safety.
- 4.4.15 Retain and repair (rather than replace) deteriorated canopy parts if they are original to the style and construction of building.
- 4.4.16 If replacement parts are necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, massing, scale) in design and materials.
- 4.4.17 If original awning placement cannot be determined using photographs or historic resources, use custom new hardware. The characteristics of new awning(s) should match that of the traditional (size, shape, width, projection, height) to complement the storefront style. The design of replacement awnings or canopies should be in keeping with similar adjacent structures.
- 4.4.18 Fabric is the most traditional material for use with replacement awnings, and the tightest fit will best endure weathering. Square aluminum frames with crimped-channel fasteners along the entire length of the frame are appropriate.
- 4.4.19 Allow awnings to be an expression of the business. Striped or solid fabrics will make different statements about the type of business. Some buildings with multiple businesses can choose a "fabric family" of similar stripes, while changing the colors for each storefront.
- 4.4.20 Install loose fabric valances – scallop, straight edge, wave, key or decorative trim give greater individuality to any storefront.
- 4.4.21 Conform the shape of the awning to the shape of the opening (see Fig. 4.15).
- 4.4.22 Awning and canopy frames traditionally match the width of the storefront opening. In some cases with modern architecture, there are few or no building piers. Glass storefronts are designed to the edges of (banded around) the facade and canopies may run this length.
- 4.4.23 For rigid canopies, assess the stability of the mounting system. Those retrofitted onto older structures in the mid-20th century may have a steel header across the storefront display (often removing display transoms) for cantilevered support where old storefronts were replaced for full-glass fronts. These may require substantial expense to remove and should be studied for load-bearing integrity. Retain the canopy or re-design to the most significant storefront architecture. Assess water diversion from rigid canopies.

Staff Comments: The applicant is proposing to repair and replace the existing front awning frames and instead of fabric he would like to go with a black metal awning. Mr. Inlow is also proposing to add an awning above the back door where one has never been. The proposed black metal awning is similar to numerous other properties located in the historic district. What is being proposed meets the requirements of the ordinance in my eyes and I recommend approval.

***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 awning changes at 320 Water Street, if constructed according to plans submitted 9/10/21 **(is incongruous or not in harmony/is not incongruous or in harmony)** with the character of the historic district for reasons that the proposed changes to the awnings are generally in harmony with the character of the adjoining properties."

(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 Eric Inlow for the proposed project at 320 Shotwell Street."



