



ATTENDANCE

- __Rhonda Kendrick-5/22
- __Melinda Glenn-9/25
- __Clayton Penhallegon(Chair)-6/22
- __Myra Riles-4/24
- __Allyson Whittaker (vice-Chair)-
9/24
- __Marcus Breeden-10/24
- __Mike Holt-10/23

NEXT MEETING

August 22nd, 2023

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, July 25, 2023

6 P.M.

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES (6/27/23)
- III. NEW BUSINESS
 - 1. **COA-2023-020:** 515 Hall St: Applicant TrueNorth Way LLC is requesting a Certificate of Appropriateness for the construction of a quadplex apartment building.
 - 2. **HPC Member Attendance/Removal**
 - 3. **Presentation by Staff**
- IV. Old Business
 - None.
- V. ADJOURN



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NEXT MEETING

July 25th, 2023

HISTORIC PRESERVATION COMMISSION

AGENDA

Tuesday, June 27, 2023

6 P.M.

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES (5/23/23)

Chairman Penhallegon made a motion to approve the Minutes from 5/23/23. Motion was seconded by commissioner Glenn. Motion passed unanimously

- III. NEW BUSINESS

A. Public Hearing(s)

COA-2023-019: 521 N Broad St: Applicants Brent Warr and Don Whaley is requesting a Certificate of Appropriateness for the demo of an existing structure.

Mike Holt made a motion to open the floor for a public meeting. Motion was seconded by Commissioner Glenn and passed unanimously. Don Whaley came forward to speak on behalf of himself and Brent Warr. Whaley stated that the current proposed use after the demo at this location is shared parking for himself and Brent War. Commissioner Kendrick made a motion to accept the demolition of 521 N Broad St. Motion was seconded by Commissioner Glenn. The motion was passed unanimously.



IV. Old Business

COA-2023-020: 515 Hall St: Applicant True North Way is requesting a Certificate of Appropriateness for new construction for a two story, four apartment structure.

Timothy Deen came forward on behalf of True North Way. The construction will be a four apartment one bedroom complex. Original drawing that was presented included vinyl Siding. The decision was made by True North Way not to proceed with the vinyl siding. Frank Flowers came forward to speak on behalf of the surrounding neighborhood. Flowers' concern was that the neighborhood has experienced growth and has been cleaned up. He would like the neighborhood to continue to move forward not back and to maintain the historic qualities. Due to the council agreeing that the plans do not represent any historic qualities, nor do they feel that the buildings were congruous with its surroundings, the HPC provided some recommendations on how to meet the requirements for the historic location. Commissioner Glenn made a motion to deny the provided plans. The motion was seconded by Commissioner Kendrick and passed unanimously.

COA-2023-021: 717 E. Shotwell St: Applicant True North Way is requesting a Certificate of Appropriateness for new construction of a two-story office building,

Timothy Deen spoke on behalf of True North Way. This will be a two-story office building. The driveway will be shared with the neighboring location. Motion was made by commissioner Glenn that the building plans for 717 E Shotwell St be approved. The motion was seconded by Commissioner Holt and passed unanimously.

V. ADJOURN

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	515 Hall St. Bainbridge, GA 39819
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APPLICANT	EMAIL NAME: Ethan Jackson Investments, LLC	PHONE: 229-403-2221
	MAILING ADDRESS: 755 US HWY 84 E	
	CITY: Cairo	STATE: GA

PROPERTY OWNER	NAME: Jeremiah Horne	PHONE: 229-403-2221
	MAILING ADDRESS: 755 US HWY 84 E <i>Check here if same as Applicant</i>	
	CITY: Cairo	STATE: GA

OCCUPANT	NAME:	PHONE:
	MAILING ADDRESS: <i>Check here if same as Applicant</i>	
	CITY:	STATE:

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

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Remodeling/Addition | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Moving Building | <input type="checkbox"/> Awnings |
| <input type="checkbox"/> Siding Alteration/Change | <input 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) We are building a two story, lap-sided, quadplex apartment building. It is conservative in design and matches numerous design features of the quadplexes one block away.

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: July 11, 2023
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FOR OFFICE USE ONLY	APPLICATION FEES	FOR OFFICE USE ONLY												
Classification: _____	\$25.00 Application Fee for following:	ACTION												
Application #: _____	<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>	Remodeling/Addition	Awnings	New Construction	Roof Alteration	Moving Building	Accessory Structure	Siding Alteration/Change	Fence	Sign	Door/Window Alteration	Shutters Addition/Change	Other	DATE
Remodeling/Addition	Awnings													
New Construction	Roof Alteration													
Moving Building	Accessory Structure													
Siding Alteration/Change	Fence													
Sign	Door/Window Alteration													
Shutters Addition/Change	Other													
Date Received: _____	\$75.00 Application Fee:	() Approved _____												
Map & Parcel #: _____	Demolition	() Approved w/ Conditions _____												
		() Denied _____												
		() Withdrawn _____												
		() Staff Approval _____												



Staff Recommendation

CITY OF BAINBRIDGE HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Address: 515 Hall St
Petitioner: True North Way LLC
File #: COA-2023-020
Date: July 25th, 2023

Historic District Map Classification: Vacant

Nature of Request: COA-2023-020- 515 Hall Street: True North Way LLC is requesting a COA for new construction of two story 4-unit apartment building..

APPLICABLE GUIDELINES & STAFF COMMENTS:

Section 4.5 New Construction

B	COMMERCIAL DESIGN GUIDELINES
Chapter 4	COMMERCIAL ARCHITECTURAL DESIGN GUIDELINES
4.5.	New Construction
	New, in-fill development or new construction to replace a structure that has been lost should continue the dense, pedestrian-oriented, urban environment described in Section B, Chapter 3.4 - The Downtown Environment. To ensure compatible building design in the Local Historic District, all new construction must follow all of Section B, Chapter 4 "Commercial Architectural Guidelines" as well as this section. <u>Appropriate/Acceptable</u>
	Placement and Orientation
4.5.1	Align new construction with the setback and spacing of existing structures in the downtown area, which generally have "zero-lot-line" conditions, meaning no front or side setbacks.
4.5.2	Locate parking to the rear of buildings or utilize available on-street spaces.
4.5.3	Window size and placement, as well as storefront opening and height, should be consistent with the rhythm of existing building facades in the downtown area (see Figure 4.16).
	Scale
4.5.4	Design the new construction to be of similar height, width and proportions as existing structures in the downtown area (see Figure 4.16).
4.5.5	Limit the number of stories of new construction to be consistent with adjacent structures on either side, or no greater than one story higher than the tallest adjacent building. The HPC discourages additional stories if the building appears out of scale with surrounding buildings.
	Style
4.5.6	New buildings should be contemporary. It is appropriate to display the style and construction methods of the period in which a building is constructed, but not appropriate to design a "faux" reproduction or create "false history."
4.5.7	Design the elements of new construction (massing, height, rhythm of openings, dimensions and placement of facade features) in context with those features of existing adjacent structures in the downtown area.

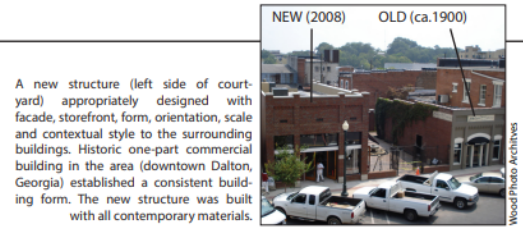


Fig. 4.16: Examples of New Construction and Rhythm



4.5.8 Design the roof form to be consistent with roofs of existing and adjacent structures in the downtown area.

(For more information see Section A,1.6. - Sense of Place & Context and Section B, Chapter 3 - Basics of Traditional Commercial Buildings.)

Staff Comments: The applicant has returned with revised plans based on the discussion at last month's meeting along with a catalogue of inspiration from the area. Staff recommends approval of the proposed design.

***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 New Construction Design at 515 Hall St, if constructed according to plans submitted 6/12/2023 **(is incongruous or not in harmony/is not incongruous or in harmony)** with the character of the historic district for reasons that the proposed new construction design is 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 **(approve, approve with conditions or deny)** a certificate of appropriateness to True North Way, LLC for the proposed project at 515 Hall Street."