



**HISTORIC PRESERVATION COMMISSION**

**AGENDA**

**January 23<sup>rd</sup> 2024**

**6 P.M.**

**City Hall Council Chambers**

**ATTENDANCE**

\_\_ Rhonda Kendrick

\_\_ Melinda Glenn

\_\_ Clayton Penhallegon(Chair)

\_\_ Vacant

\_\_ Allyson Whittaker (vice-Chair)

\_\_ Vacant

\_\_ Mike Holt

**NEXT MEETING**

February 27<sup>th</sup>, 2024

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES (12/5/23)
- III. NEW BUSINESS

**COA-2023-035:** 111 River St (Behind 529 Broughton St) – Applicant Mike Conder is requesting a certificate of appropriateness for the new construction of a duplex.

**COA-2023-036:** 401 Shotwell St – Applicant First Baptist Church is requesting a certificate of appropriateness for changes to the windows on the west side of the shell annex building.

**COA-2024-002:** 409 Broad St – Scott Ewing of K&S Real Estate Investments, LLC is requesting a certificate of appropriateness to make changes to the façade at 409 Broad St.

- IV. Old Business  
None.
- V. ADJOURN



**ATTENDANCE**

- Rhonda Kendrick
- Melinda Glenn
- Clayton Penhallegon(Chair)
- Vacant
- Allyson Whittaker (vice-chair)
- Vacant
- Mike Holt

**NEXT MEETING**

January 23rd, 2024

**HISTORIC PRESERVATION COMMISSION**

**AGENDA**

**December 5<sup>th</sup> 2023**

**6 P.M.**

**City Hall Council Chambers**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES (9/26/23)

Commissioner Holt made a motion to approve the minutes of the last meeting of the HPC. Commissioner Whittaker seconded the motion. Motion passed.

III. NEW BUSINESS

- 1. **COA-2023-033:** 301 S. West St – Applicant Banks Miller is requesting a certificate of appropriateness for changes to the roof line on the rear of the structure from a flat roof to a gable roof.

Applicant Banks Miller discussed the project. He stated that the flat roof over the rear area of the structure is causing problems and he is requesting to continue the hip roof the length of the structure. Mr. O’Neil stated the living area under the flat roof probably was not original and most likely was a carport that got enclosed.

After minor discussion, Commissioner Whittaker made a motion to approve the request for a COA. The motion was seconded by Commissioner Kendrick and the request was passed unanimously.

- IV. Old Business  
None.
- 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	River Street, Bainbridge GA - 39819
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APPLICANT	NAME: GEM Enterprises, Mike Conder	PHONE: 229-254-1820
	MAILING ADDRESS: P.O. Box 1296, Bainbridge GA - 39819	<input checked="" type="checkbox"/> Check here if same as Applicant

PROPERTY OWNER	NAME: GEM Enterprises	PHONE: same
	MAILING ADDRESS:	<input type="checkbox"/> Check here if same as Applicant

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

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


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

Describe proposed work to be done (Additional pages may be attached, if necessary) New Duplex

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 \_\_\_\_\_  
 Applicant's Signature

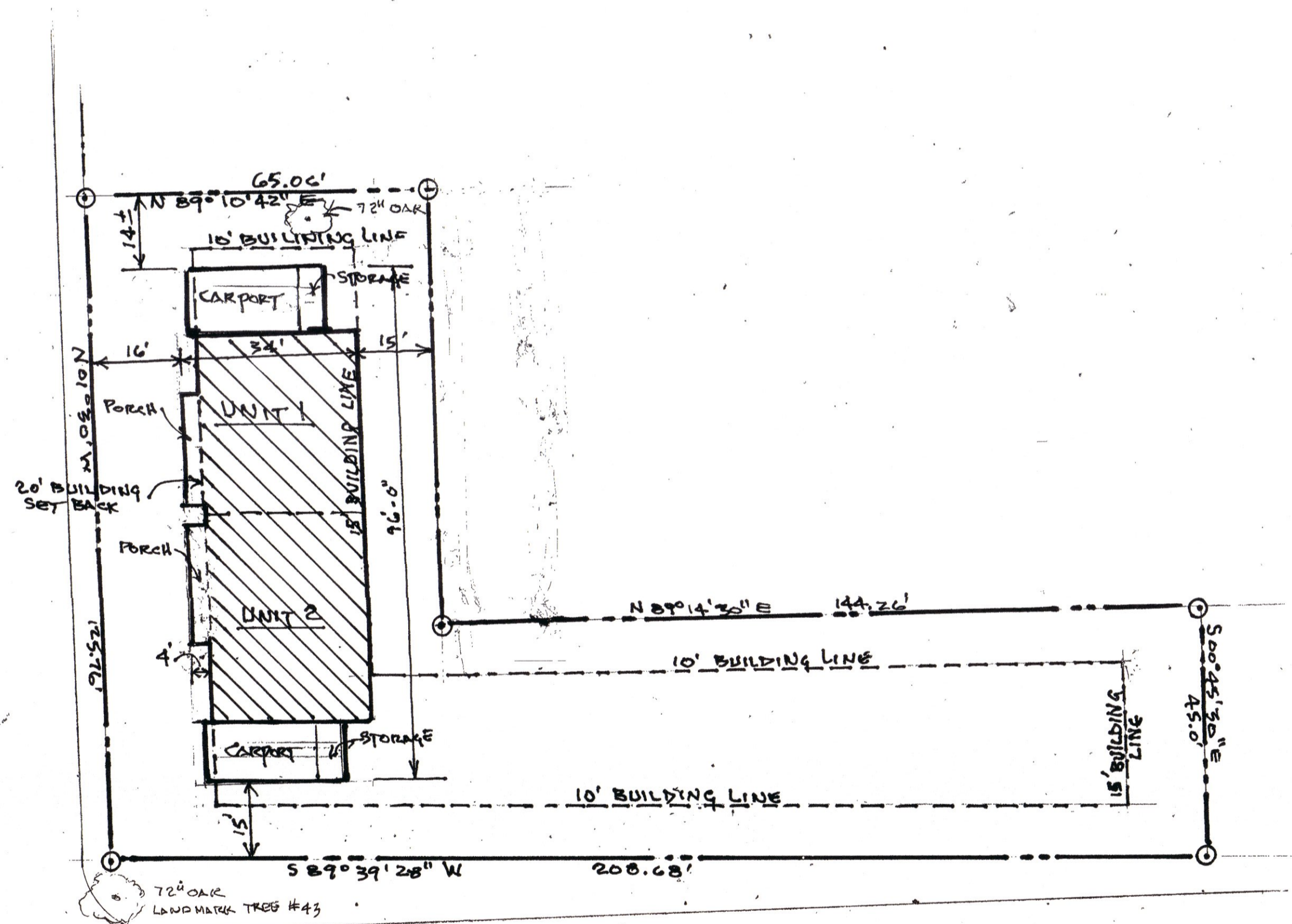
Dec 5, 2023  
 \_\_\_\_\_  
 Date

\$25.00 Application Fee for following	\$75.00 Application Fee
Accessory Structure Awnings Fence Moving Building <u>New Construction</u> Remodel/Addition	Roof Shutters Change/Addition Sign Siding Change/Alteration Windows Alteration/Replacement Other _____
Demolition – Residential/Commercial	

\*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\*



RIVER STREET (PAVED)

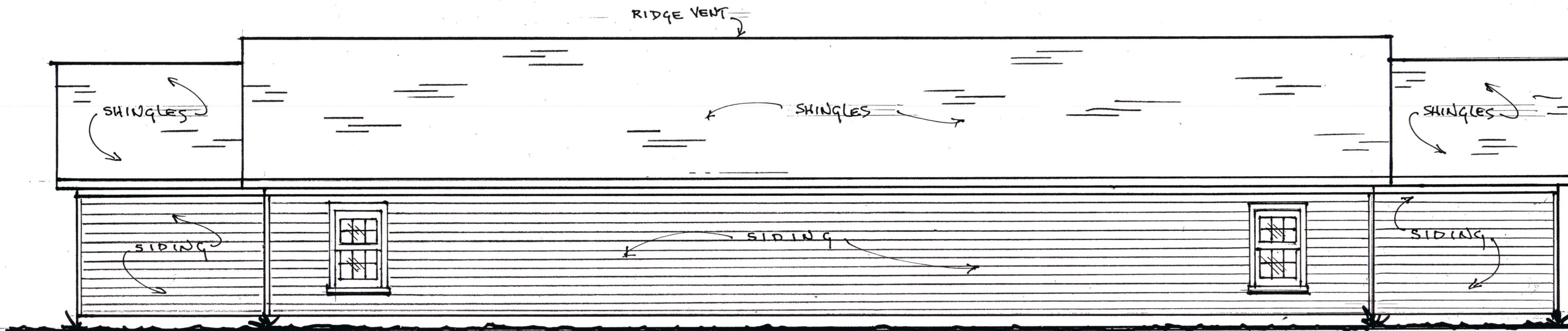


— SITE PLAN —  
SCALE: 1" = 20'-0"

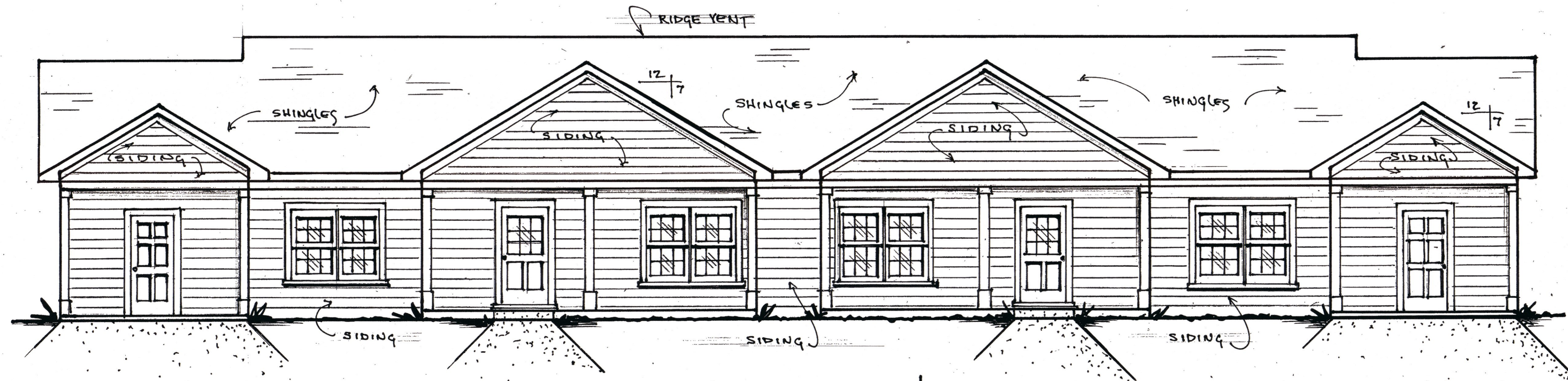
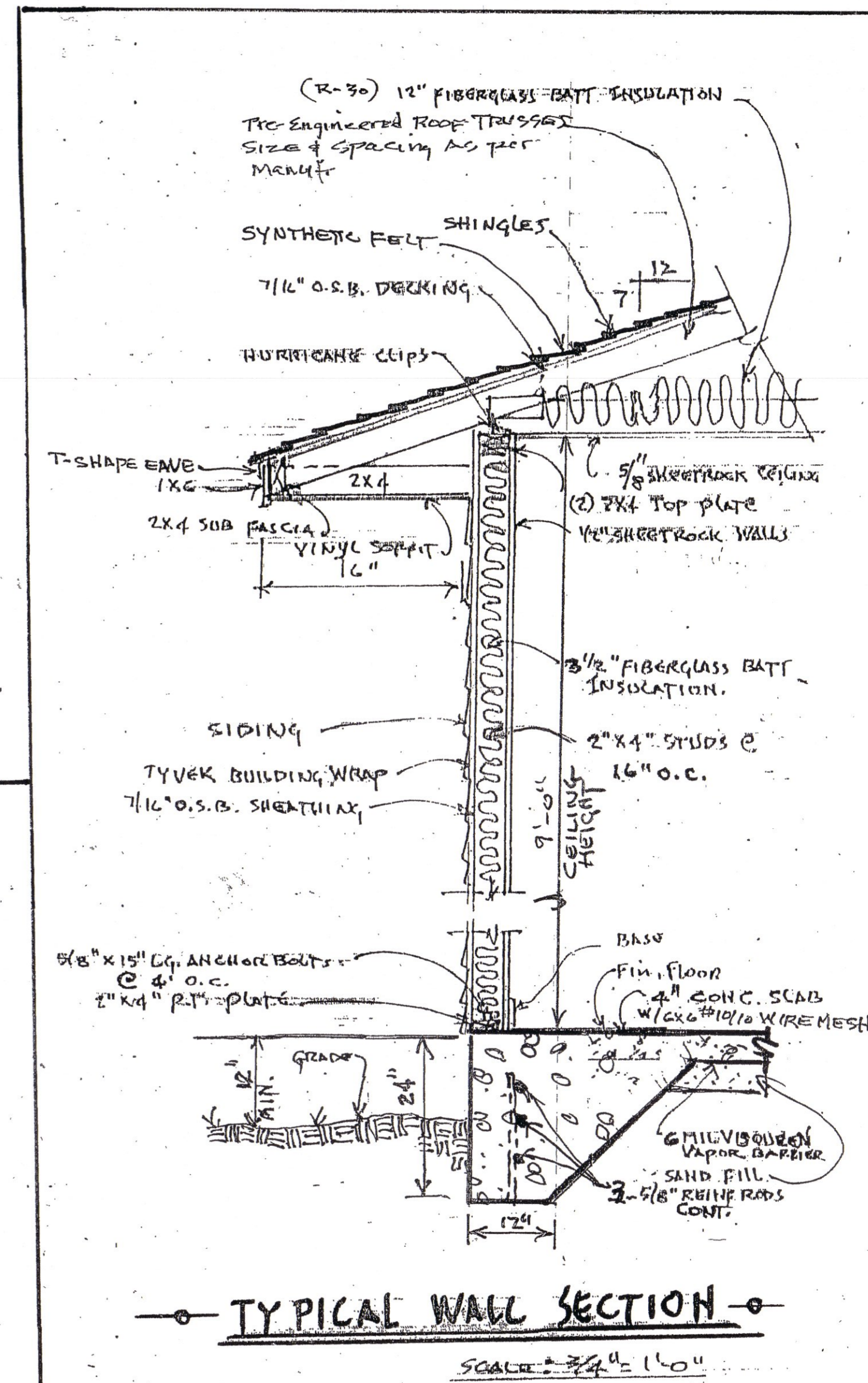
### SCOPE OF WORK

1. All work whatsoever to be done shall be done in a workmanlike manner and in strict accordance with all federal, state and local codes and ordinances.
2. The builder is responsible to check the plans and is to notify the designer of any errors or omissions prior to the start of construction.
3. All wood in contact with concrete to be pressure treated.
4. Owner to make all selections for colors and finish material.
5. All Firewalls to be 2"x 6" metal studs with 2 layers each side of 5/8" firecode sheetrock, from floor to the roof.

GEM ENTERPRISES, L.L.C.	
DATE: 10-18-2022	SCALE: 1" = 20'-0"
SITE PLAN	
DRAWN BY: GENE DUNLAP	SHEET 1 of 5



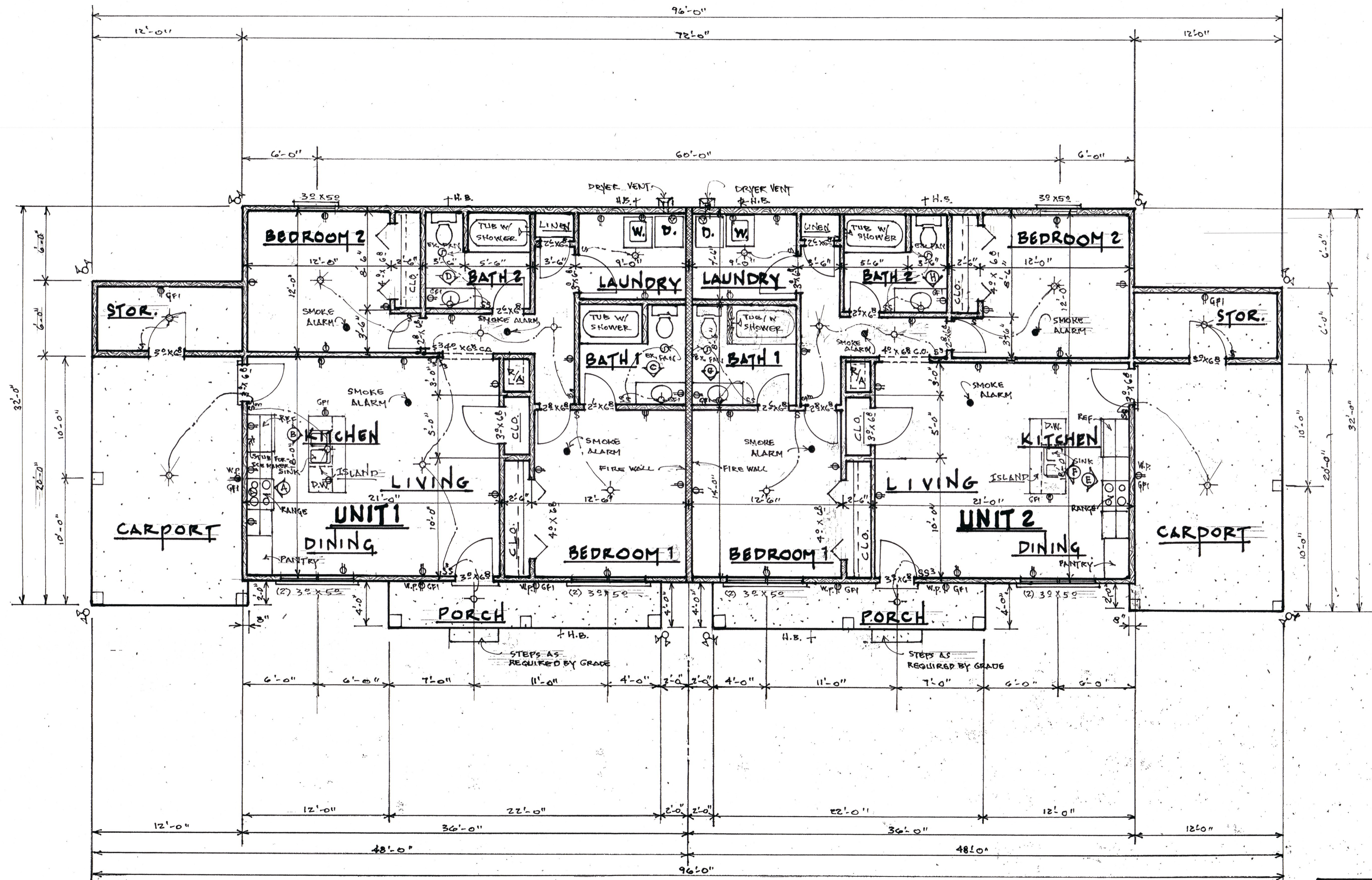
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

GEM ENTERPRISES, L.L.C.	
DATE: 10-17-2022	SCALE: 1/4" = 1'-0"
ELEVATIONS	
DRAWN BY: GENE DUNLAP	SHEET 2 OF 5



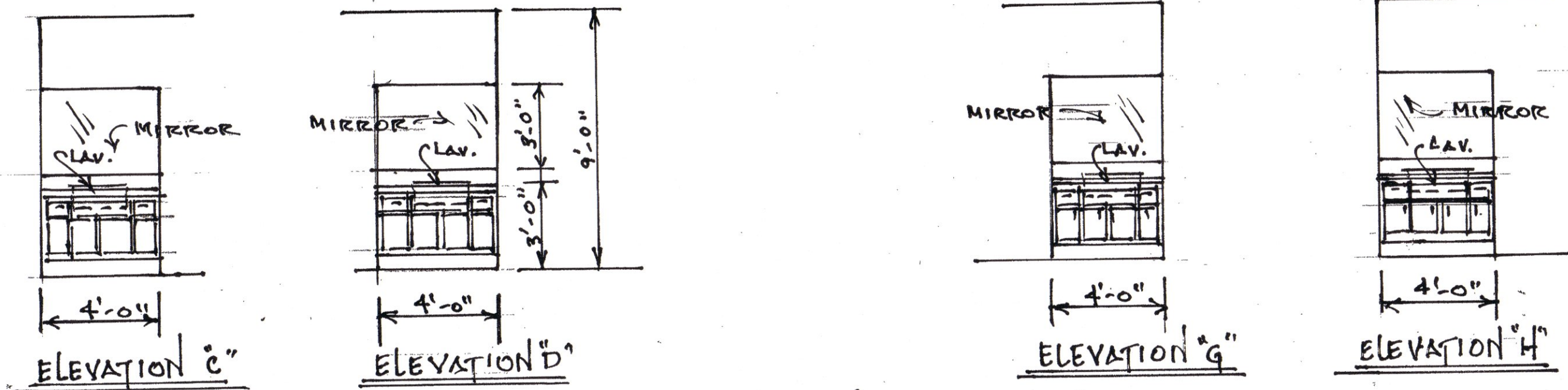


— FLOOR PLAN —  
SCALE: 1/4" = 1'-0"

UNIT 1	UNIT 2
HEATED AREA 1080 S.F.	HEATED AREA 1080 S.F.
CARPORT + STOR. 384 S.F.	CARPORT + STOR. 384 S.F.
PORCH 88 S.F.	PORCH 88 S.F.
UNIT 1 TOTAL 1552 S.F.	UNIT 2 TOTAL 1552 S.F.

TOTAL  
3,104 S.F.

GEM ENTERPRISES, LLC.	
DATE: 10-13-2022	SCALE: 1/4" = 1'-0"
FLOOR PLAN	
DRAWN BY: GENE DUNLAP	SHEET 4 OF 5

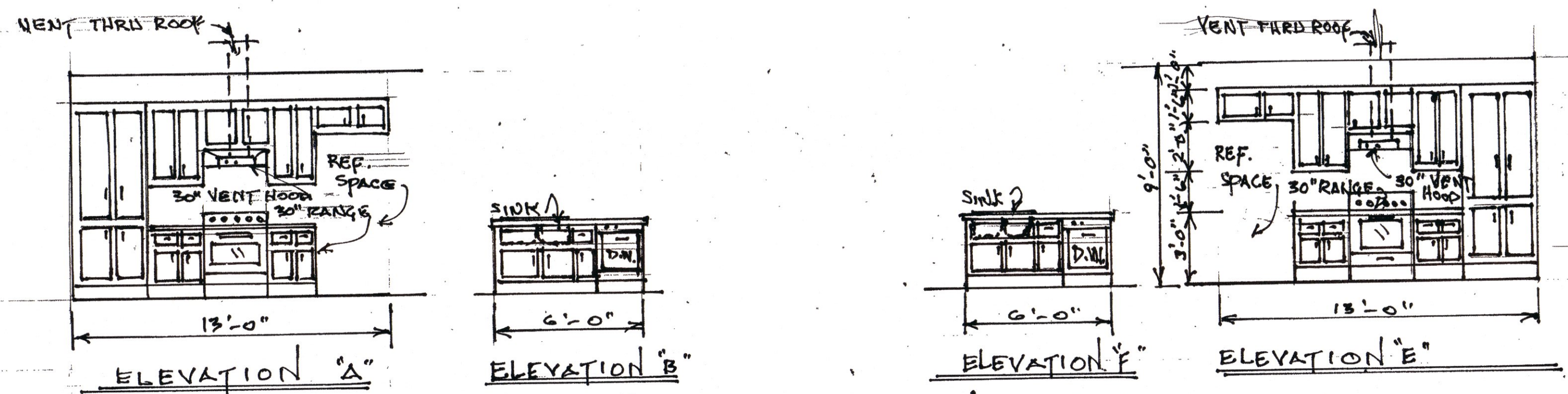


**BATHROOM VANITIES**

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

**UNIT 1**

**UNIT 2**

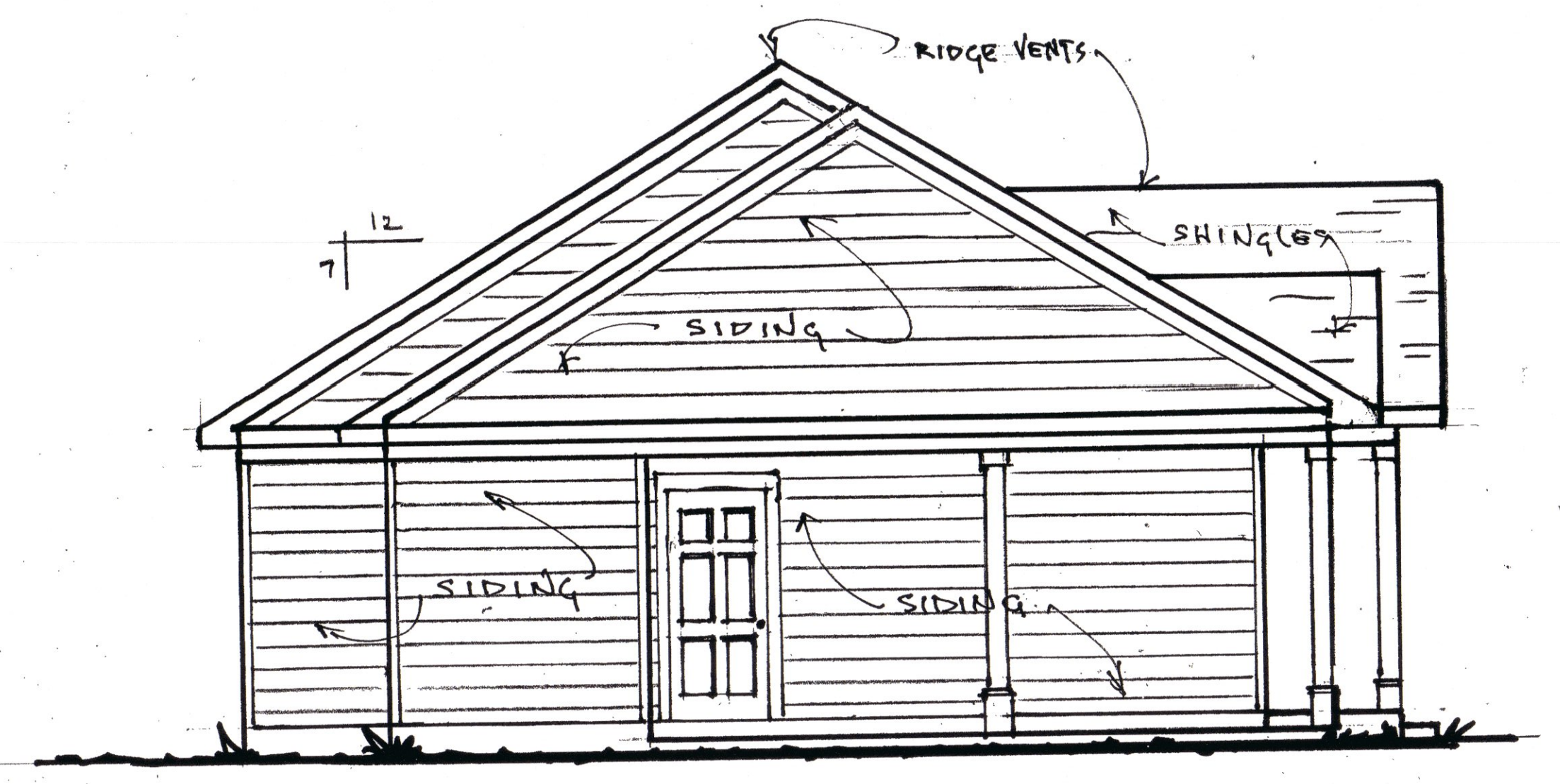


**KITCHEN CABINETS**

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

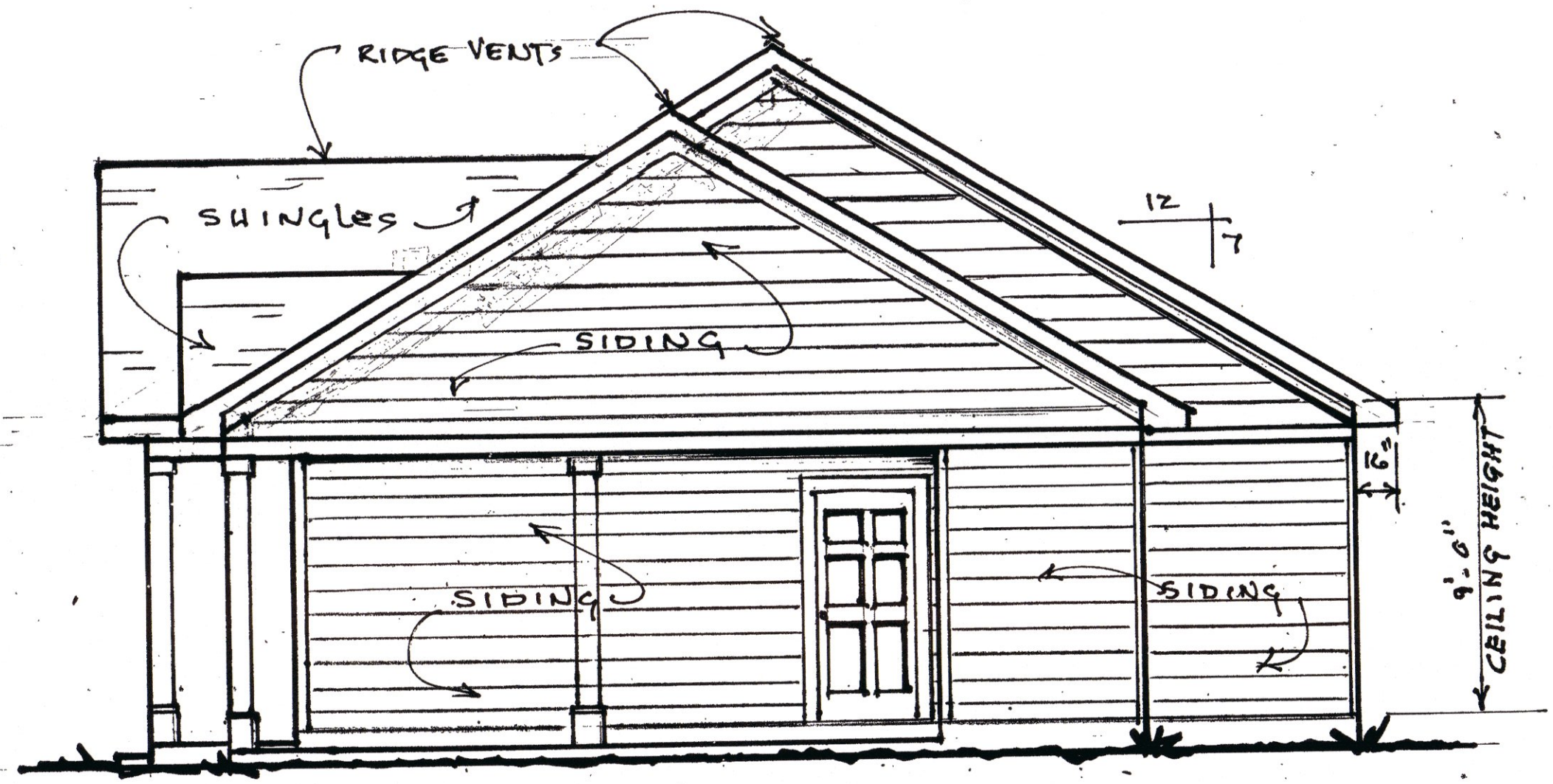
**UNIT 1**

**UNIT 2**



**LEFT ELEVATION**

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



**RIGHT ELEVATION**

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

GEM ENTERPRISES, L.L.C.	
DATE: 10-17-2022	SCALE: 1/4" = 1'-0"
ELEVATIONS	
DRAWN BY: GENE DUNLAP	SHEET 5 OF 5



Staff Recommendation

CITY OF BAINBRIDGE HISTORIC PRESERVATION COMMISSION  
REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Address: 111 River St (Parcel B0260059 has been subdivided and combined with B0260060)  
Petitioner: Mike Conder  
File #: COA-2023-035  
Date: January 16, 2024

**Historic District Map Classification:** Historic

**Nature of Request:** COA-2023-035- 111 River Street: Applicant Mike Conder is requesting a certificate of appropriateness for new construction of a duplex.

APPLICABLE GUIDELINES & STAFF COMMENTS:

**Section 8.7. New Construction**

**Staff Comments:** The applicant's proposal appears to meet the requirements of the Historic Preservation Guidelines. There is not much to compare to on that block of River Street. The applicant has taken strides to match the setbacks of existing structures. Staff does not feel that the proposed new duplex construction will detract from the historic qualities of the neighborhood.

**\*\*\*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 at 111 River St, if constructed according to plans submitted 12/7/2023 (is incongruous or not in harmony/is not incongruous or in harmony) with the character of the historic district for reasons that the proposed changes 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 or deny or approve with conditions)** a certificate of appropriateness to Mike Conder for the proposed project at 111 River Street."

# 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.

<b>PROPERTY ADDRESS</b>	401 Shotwell St
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<b>APPLICANT</b>	NAME: <u>First Baptist Church</u>	PHONE:
	MAILING ADDRESS:	<input type="checkbox"/> Check here if same as Applicant

<b>PROPERTY OWNER</b>	NAME: <u>FBC</u>	PHONE:
	MAILING ADDRESS:	<input type="checkbox"/> Check here if same as Applicant

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

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

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

**Describe proposed work to be done** (Additional pages may be attached, if necessary) Replacing Rotted windows on west side of Shell Annex building.

Online Submittal  
Applicant's Signature

\_\_\_\_\_  
Date

\$25.00 Application Fee for following		\$75.00 Application Fee
Accessory Structure	Roof	Demolition – Residential/Commercial
Awnings	Shutters Change/Addition	
Fence	Sign	
Moving Building	Siding Change/Alteration	
New Construction	<input checked="" type="checkbox"/> Windows Alteration/Replacement	
Remodel/Addition	Other _____	

\*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\*









Staff Recommendation

CITY OF BAINBRIDGE HISTORIC PRESERVATION COMMISSION  
REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Address: 401 Shotwell St  
Petitioner: First Baptist Church  
File #: COA-2023-036  
Date: January 16, 2024

Historic District Map Classification: Historic

**Nature of Request:** COA-2023-036- 401 Shotwell Street: Applicant First Baptist Church is requesting a certificate of appropriateness for changes to the windows on the west side of the shell annex building.

APPLICABLE GUIDELINES & STAFF COMMENTS:

Section 8.1 Windows

**8.1.17** If original windows cannot be repaired, order custom replacement windows. Sash, rails, stiles and mullions should be true-divided with deeper profiles. If other contemporary materials are used to replace original windows, surfaces must be paintable.

**Staff Comments:** The applicant is proposing to remove the rotten windows and replace with the same vinyl windows used in the youth center building. The windows match the style and should not detract from the architectural character of the structure.

**\*\*\*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 window changes at 401 Shotwell St, if constructed according to plans submitted 12/21/2023 (is incongruous or not in harmony/is not incongruous or in harmony) with the character of the historic district for reasons that the proposed changes 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 or deny or approve with conditions) a certificate of appropriateness to First Baptist Church for the proposed project at 401 Shotwell Street."

# 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.

<b>PROPERTY ADDRESS</b>	409 Broad St
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<b>APPLICANT</b>	NAME: <u>K+S Real Estate Investments, LLC</u>	PHONE: <u>229 392 1101</u>
	MAILING ADDRESS: <u>2001 Douglas Drive</u>	
	CITY: <u>Bainbridge</u>	STATE: <u>GA</u>

<b>PROPERTY OWNER</b>	NAME: <u>Scott Ewing</u>	PHONE: <u>229 392 1101</u>
	MAILING ADDRESS: <u>2001 Douglas Drive</u>	
	CITY: <u>Bainbridge</u>	STATE: <u>GA</u>

Check here if same as Applicant

<b>OCCUPANT</b>	NAME: <u>Owner</u>	PHONE:
	MAILING ADDRESS:	
	CITY:	STATE:

Check here if same as Applicant

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

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

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

Complete renovation to restore exterior & build out interior for family friendly entertainment to include lunch & dinner, craft beer, darts, pin bowling & games.

\*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	<u>1-05-24</u> Date
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FOR OFFICE USE ONLY	APPLICATION FEES	FOR OFFICE USE ONLY
Classification: _____	<b>\$25.00 Application Fee for following:</b>	<b>ACTION</b>
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	
	<b>\$75.00 Application Fee:</b>	
	Demolition	
		<b>DATE</b>

**L G**  
**USED APPLIANCES**





**SMOOTH**  
BREWING CO

**SMOOTH**  
BREWING CO



# SMOOTH

BREWING CO.







Staff Recommendation

CITY OF BAINBRIDGE HISTORIC PRESERVATION COMMISSION  
REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Address: 409 Broad St  
Petitioner: K&S Real Estate Investments, LLC  
File #: COA-2024-002  
Date: January 16, 2024

**Historic District Map Classification: Historic**

**Nature of Request: COA-2024-002- 409 Broad Street:** Scott Ewing of K&S Real Estate Investments, LLC requests a certificate of appropriateness to make changes to the façade at 409 Broad St.

**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.
- 4.2.1 Preserve (retain, restore and maintain) original upper-story windows.

**Staff Comments:** The applicant is proposing to make minor changes to the façade. The overall form and storefront window openings will be retained. The upper story center window will be deleted but the windows on either side will remain. The canopy that hangs over the entire length of the front of the structure will be removed and a smaller one similar in style will be installed above the front door. The downspout scuppers may or may not stay. The applicant has expressed interest in moving the downspouts to the sides of the structure as opposed to the front. Staff feel that the applicant has presented a good plan for the façade changes.

**\*\*\*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 façade changes at 409 Broad St, if constructed according to plans submitted 1/9/2024 **(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 facade 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 or deny or approve with conditions) a certificate of appropriateness to K&S Real Estate Investments, LLC. for the proposed project at 409 Broad Street."