



ATTENDANCE

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

NEXT MEETING

January 23rd, 2023

HISTORIC PRESERVATION COMMISSION

AGENDA

December 5th 2023

6 P.M.

City Hall Council Chambers

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES (9/26/23)
- 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.
- IV. Old Business
 - None.
- V. ADJOURN



ATTENDANCE

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

NEXT MEETING

October 24th, 2023

HISTORIC PRESERVATION COMMISSION

AGENDA

September 26th, 2023

6 P.M.

City Hall Council Chambers

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES (8/22/23)

Commissioner Glenn made a motion to approve the minutes. The motion was seconded by Commissioner Holt and passed unanimously.
- III. NEW BUSINESS
 - 1. **COA-2023-028:** 428 E Calhoun St: Applicant Four Kings Services LLC is requesting a certificate of appropriateness for façade changes.

Darrell King was present to speak for the Four Kings Services LLC. Mr. King came forward to explain the requested changes. The motion was made by Chairmen Penhallegon to approve the requested Certificate of Appropriateness. The motion was seconded by Commissioner Glenn and 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	301 West St., Bainbridge GA 39819 (duplex)
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APPLICANT	NAME: Banks Miller	PHONE: 229-254-9094		
	MAILING ADDRESS: P.O. Box 862			
	CITY: Bainbridge	STATE: GA	ZIP: 39818	
	EMAIL:			

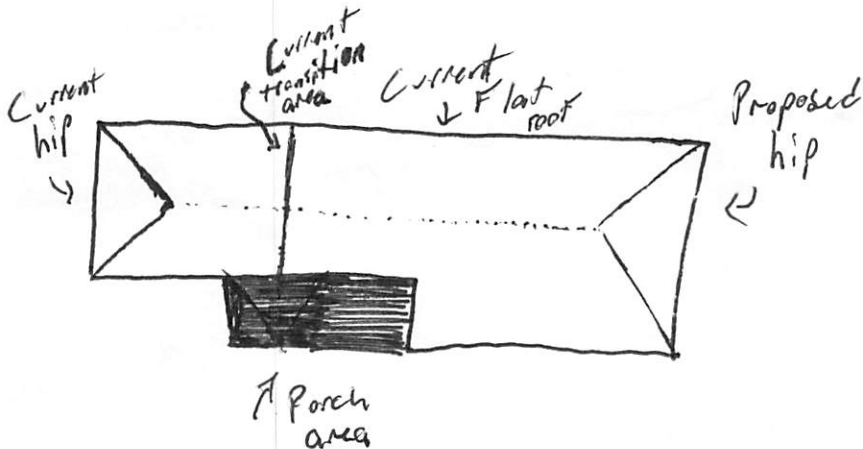
PROPERTY OWNER	NAME: Banks Miller	PHONE: 229-254-9094		
	MAILING ADDRESS: P.O. Box 862			<input type="checkbox"/> Check here if same as Applicant
	CITY: Bainbridge,	STATE: GA	ZIP: 39818	

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


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 type="checkbox"/> Demolition | <input type="checkbox"/> Sign | <input checked="" 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) I Plan on extending the pitched roof across the back portion of the house, deleting the entire Flat roof system.



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



 11/16/23
Date

<u>FOR OFFICE USE ONLY</u>	<u>APPLICATION FEES</u>	<u>FOR OFFICE USE ONLY</u>												
Classification: _____ Application #: _____ Date Received: _____ Map & Parcel #: _____	<u>\$25.00 Application Fee for following:</u> 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-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>ACTION</u></th> <th style="text-align: right;"><u>DATE</u></th> </tr> </thead> <tbody> <tr> <td>() Approved</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>() Approved w/ Conditions</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>() Denied</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>() Withdrawn</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>() Staff Approval</td> <td style="text-align: right;">_____</td> </tr> </tbody> </table>	<u>ACTION</u>	<u>DATE</u>	() Approved	_____	() Approved w/ Conditions	_____	() Denied	_____	() Withdrawn	_____	() Staff Approval	_____
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() Denied	_____													
() Withdrawn	_____													
() Staff Approval	_____													
	<u>\$75.00 Application Fee:</u> Demolition													



Staff Recommendation

CITY OF BAINBRIDGE HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Address: 301 S. West St
Petitioner: Banks Miller
File #: COA-2023-033
Date: December 5th 2023

Historic District Map Classification: Historic

Nature of Request: COA-2023-033- 301 S. West Street: 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.

APPLICABLE GUIDELINES & STAFF COMMENTS:

Section 8.5 Roofs and Roof Lines

Roof Pitch, Shape and Dormers

Appropriate/Acceptable

- 8.5.4 Retain intended roof pitch. This is an important feature that greatly identifies the intended style of the historic home. Older homes often depend on the high attic space for proper ventilation. In planned subdivisions or districts with a common builder, a changed pitch on one home can affect the area.
- 8.5.5 Preserve (maintain or restore, not alter) original main roof shape and pitch.
- 8.5.6 Maintain original size and shape of dormers if present.

Staff Comments: The applicant is proposing to remove the flat roof that is currently present on the back side of the structure and continue the hip roof style from the front of the structure across the back. The structure appears to have been added on to. Staff believes the flat roof used to be part of a carport or porch area. At some point, the carport was bricked in to form a living space, but the flat roof remained.

Flat roofs cause all kinds of maintenance issues and when used as a cover for a carport do not present too many issues but when covering a living area, there tends to be more costly problems. Staff has concluded that the addition that was done at some point was not done appropriately. Staff believes what the applicant is proposing is a reasonable solution to correct the mistakes of the past.

*****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 roof line changes at 301 S. West St, if constructed according to plans submitted 11/20/2023 **(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 Banks Miller for the proposed project at 301 S. West Street."

