

**THOMASVILLE HISTORIC PRESERVATION COMMISSION
OFFICIAL MINUTES
July 10, 2007**

The Thomasville Historic Preservation Commission met in a regular meeting on Tuesday, July 10, 2007 at 5:30 p.m. at the Municipal Building Council Chambers. Voting members present were John Bennett, Ray Finger, Gina Shumake, Pat Glenn, and Richard Parvey. Historic Preservation Consultant to the Commission Brent Runyon, Zoning Administrator, Duane Treadon and Sr. Asst. City Manager Kha Thomas also attended the meeting.

I. **Call to Order**

John Bennett called the meeting to order.

II. **Approval of Minutes**

Pat Glenn moved that the June 12, 2007 minutes be approved. The motion was seconded by Ray Finger and passed unanimously.

III. **Old Business**

IV. **New Business**

Applicant 07-07-01

Stanley Smith, owner for property located at 802 N. Dawson Street, Thomasville, Georgia. The application is for a Certificate of Appropriateness application to install two wrought iron & glass awnings.

Mr. Smith presented his application to the commission explaining that the glass and iron awnings are similar to those used on the rear of the house. Mr. Smith also stated that the materials were in keeping with the time period of the house as well.

Following discussion by members of the Historic Commission, Gina Shumake motioned accept the application as presented, seconded by Pat Glenn. The motion passed unanimously.

Public Hearing on Proposed Fletcherville Local Historic District

Chairman Bennett opened the public hearing on the proposed Fletcherville Local Historic district by explaining the process and meeting rules for the hearing.

Chairman Bennett then called on Historic Preservation Consultant to the Commission Brent Runyon to give a presentation on the proposed Fletcherville District.

Mr. Runyon began by giving an overview of Fletcherville's history. He then gave an overview of Local Historic Districts and what it meant to be designated as such. He explained the importance and purpose of a Historical Neighborhood, advantages and

disadvantages, property maintenance and the process of expanding a Historic Neighborhood.

After Mr. Runyon's presentation Mr. Bennett then opened the public comment portion of the hearing.

The floor was opened to members of the public to speak in favor of the proposed Fletcherville Local Historic District.

- A.** Mr. Robert McDaniel of 423 Fletcher Street stated that he would like for the whole district to remain one historic zone. Out of the two designation types presented in earlier meetings [H-1 or H-2], Mr. McDaniel prefers the H-1 designation
- B.** Charlie Whitley and his wife of 422 Fletcher Street also stated that they would prefer the H-1 designation for their neighborhood and are in favor of the proposed Fletcherville Local Historic District.
- C.** Ben McCollum of Hansell Street spoke of the deep and rich history that Thomasville has to offer. Further he noted that the proposed Fletcherville Local Historical District served as a major corridor in the City of Thomasville.
- D.** Charles Olson spoke about the numerous studies done on local districts and how local designation often times results in positive improvements for the neighborhood. He also stated that the ordinance would provide needed protection for Fletcherville's historical character.
- E.** Sharlene Celaya Cannon of 310 Warren spoke of the great benefits this would provide for the residents of this neighborhood and that it would be great for the City of Thomasville.

Hearing no more comments in favor of the proposed Fletcherville Local Historic District Mr. Bennett then opened the floor for anyone speaking against the Historic District.

Hearing none Mr. Bennett then closed the public comment portion of the hearing and opened discussion between Commission members on the item.

Mr. Bennett asked each Commission member to introduce themselves and offered a few comments on their thoughts about the item before them.

Richard Parvey stated that the Commission was taking a step in the right direction by creating another local Historic District. There are eight National Districts and four local districts. The Fletcherville District is recognized as one of the National Districts and he thinks that could only benefit the neighborhood.

Pat Glenn stated that from a realtor's point of view, she has seen what a great value a Local Historic District can have on property.

Ray Finger stated as an architect he could see the history that could be lost without active preservation.

Gina Shumake, interior designer, spoke of positive effects and pride of your neighborhood as a Historic District. She also spoke to the audience of the Commission and how it operated as an open minded Commission.

John Bennett explained briefly how one would submit a Historic application and how the Commission works. Mr. Bennett explained that creating the local district does not mean that anyone in the district is required to do anything to their properties.

Following discussion by members of the Historic Preservation Commission, Ray Finger motioned to postpone voting on the proposed Fletcherville Local Historic District until the next scheduled meeting, so that each Commission member would have time to adequately review all that had been presented to them during the hearing. The additional time would also allow residents to have a chance to talk it over and make sure that every person in the neighborhood was aware and understood the importance of living in a Historic Neighborhood. The motion was seconded by Gina Shumake.

Before the vote on the motion Mrs. Sharlene Celeya Cannon questioned whether or not postponing the vote would send a negative message to the City Council. She explained that there had already been many meetings and that residents had been notified several times.

The Commission then had a discussion on the motion. Chairman Bennett asked the audience if they were in favor of passing the recommendation as presented without a postponement. The audience responded positively. One member of the audience stated that she had received only one notice about the proposed district. She suggested that Landmarks and city staff provide additional information to property owners before the City Council votes on the district.

Following the discussion Pat Glenn motioned to rescind the previous motion seconded by Ray Finger. The motion passed by unanimous voice vote.

Pat Glenn then motioned to approve the proposed Fletcherville Local Historic District, seconded by Ray Finger. The motion passed by unanimous voice vote.

The following resolution on the matter would be forward to the City Council:

Resolution

BE IT RESOLVED by the Historic Preservation Commission of the City of Thomasville, Georgia, that such Commission recommend to the Council of the City of Thomasville, that said Council affirm the proposed ordinance, which would designate the Fletcherville Area, as more particularly shown on the attached map, as the "Fletcherville Historic Preservation District."

It is further recommended that such ordinance be adopted by the Council of the City of Thomasville and that the "Fletcherville Historic Preservation District" be made subject to the provisions of Chapter 9, captioned *Historic Preservation*, of the *Code of the City of Thomasville*.

This Resolution adopted by the Historic Preservation Commission of the City of Thomasville in lawful meeting assembled on July 10, 2007, and following a public hearing on such proposed ordinance.

Thomasville Historic Preservation Commission

John Bennett, Chairman

Raymond C. Finger, Vice-Chairman

Mr. Bennett then recognized Mr. Charles Olson to be heard. Mr. Olson asked that the Commission request that a hold on all demolition permits be enacted until the City Council takes action on the proposed Fletcherville Local Historic District

Mr. Treadon was asked if the Historic Preservation Commission had the authority to freeze property status in a proposed local district. Mr. Treadon advised that Code Section 9-78 did state the Commission could freeze property status during the time that an ordinance for a local historic district was under consideration; however, there was a question as to the true authority of the Commission under this section. Mr. Treadon explained that the freezing of property would in effect be considered a moratorium and that the courts have traditionally held that the authority to issue moratoriums rests with the local governing body, the City Council for municipalities or Commission for Counties. Mr. Treadon advised that the question was presented to the City's legal counsel and that he was waiting on a reply.

Mr. Treadon also informed the Commission that any application already under review by staff, whether a permit has been issued or not, had vested rights and would not be effected by the freeze if it was determined that the Commission had the authority to issue the freeze.

Following the discussion John Bennett made a motion to suspend the issuing of any new demolitions permits for properties located in the proposed Fletcherville Local Historic District until the City Council acted on the matter. The motion was seconded by Pat Glenn and was passed by unanimous voice vote.

Mr. Bennett then made the following motion: "If it is determined that the Historic Preservation Commission does not have the authority to freeze property status in the proposed Fletcherville Local Historic District, the Historic Preservation Commission recommends to City Council that it freezes the affected property's status until such time the Council acts on the matter." The motion was seconded by Pat Glenn and was passed by unanimous voice vote.

V. **Adjournment**

With no further business, the meeting was adjourned.