

Historic Preservation Meeting
Minutes for October 12, 2009

Members in attendance: Shelagh Fagan, Susan Hitchcock, Marianne Tanner, Lulu Bell Ford and Lyn Hendren

Others in attendance: James Marshall Jr. –Eatonton-Putnam Historical Society, Diane Veal- City Marshall

1. Roll Call- Ms. Fagan introduced commission members
2. Old Minutes- Moved by Lyn Hendren and seconded by Lula Bell Ford that minutes be approved as submitted in packets.
3. Unfinished business- none
4. New Business- none
5. Committee Reports- none
6. Other- previously discussed issues
 - a) 201 N. Madison Ave. Property- failure to provide ordinary maintenance and repair.
 - a. External inspection performed on August 14th 2009. Inspection Team included: Curtis Rudeseal, County/City Building Inspector, Dianne Veal, City Marshall, Tom Reynolds, Independent Building Inspector, Ken Kocher, Piedmont Preservation Consultant and Shelagh Fagan. Both Reynolds and Kocher submitted reports. Final report by Ken Kocher sent to City September 6, 2009 along with letter asking owner for action plan and extract from HP ordinance. Report stated that property was structurally sound, but five items were noted as areas with maintenance issues. Dianne Veal, City Marshall, sent all of this to the owner, Joseph Burke, by certified mail on September 29th. Records show that Mr. Burke received letter on September 30th. A copy of the mailing will be provided to the HPC for their records.
 - b. The report asked the owner to attend a Design Review meeting to inform the commission of his plans to address the items. The HP ordinance specifies 30 days to start repairs on property. With advisement from Kocher, HPC chair felt this would be difficult therefore “unreasonable” to try to accomplish and asked Mr. Burke to attend a Design Review meeting to present to the HPC his plans and a timeline for these repairs. (Note- HPC member, Susan Hitchcock felt the term “unreasonable” was poor word choice that could be interpreted incorrectly.). The Design Review is important so the commission understands if his changes are appropriate.
 - c. As of October 12th, Mr. Burke had not replied to letter nor attended HPC meeting. HPC and City Marshall Veal agreed that we would give Mr. Burke 30 days (until October 30th) to respond to the letter. If no response is made, City

Marshall Veal will work with HPC Chairman Fagan to send a second letter with stronger language and warning citing specific fines that can be incurred.

- b) Mr. Marshall reported that one of the issues, trees on city property that hung over property, had been addressed. As of October 12th, the limbs have been pruned by the city.
- c) Chairman Fagan recently met with Sammy Blackwell (and previously with Buddy Nolan) on protection of downtown historic buildings via Downtown Business District zoning changes regarding demolition and relocation. As of tonight's meeting, she had not heard from them regarding support of this idea and will call on them again before proceeding with draft changes that would allow City council to deny or grant permission to relocate or demolish. She will bring suggested changes to the next HPC meeting. There was discussion about additional procedures required by the city if the review process were to be adopted.
- d) Mr. Marshall suggested that Eatonton needs a non-profit revolving loan fund to fund restoration projects of at risk buildings.
- e) 301 N. Madison Ave- HPC chairman sent a "friendly" informal letter to out of town owners of this property on September 3rd. She included pictures of damage to property that needs repair and contacts for parties interested in buying the property. As of 10/12/09, she has not heard from property owners. Ms. Fagan will call property owners letting them know that if repairs are not made, HPC will be forced to start procedures.
- f) HPC chairman did not get to attend National Preservation Conference due to illness. City will be refunded costs.
- g) HPC member, Marianne Tanner expressed concern over a letter read at the September City of Eatonton Planning and Zoning Commission meeting because she felt that it reflected the chairman's personal opinion and not that of the voting HPC Board. The letter stated that the HPC approved the application for an occupational use at 401 N Madison Ave with no impact on the Plaza Historic district. This view was never discussed or approved at an HPC meeting and in fact several members were opposed to the application for conditional use. Chairman Fagan said that she would send a letter to the Planning & Zoning Commission retracting the letter as submitted and correcting the misconception.
- h) A question was asked as to why the HPC was commenting on applications for conditional use. Chairman Fagan responded that the Zoning Ordinance, Chapter 75 : Sec 75-64 (b) (2), Home Occupation- General, states that a favorable letter from the HPC shall be obtained if the property is in a local historic district.

Meeting adjourned at 8:04. Next meeting: November 9th 2009 at 7:00pm .