

**BOARD OF HISTORIC AND ARCHITECTURAL REVIEW
MINUTES
September 10, 2007
Conference Room, Government Center Annex Building
3:30 p.m.**

A meeting of the Board of Historic and Architectural Review was held on Monday, September 10, 2007, at 3:30 p.m., 420 10th Street, Government Center Annex, Conference Room.

Members Present:

Sia Etemadi	Will Burgin
Andy Gilbert	Virginia Peebles
Charles Donald Beall	Barbara Pound
John Sheftall	Elizabeth Barker
Dora Jackson	

Members Absent:

Robert Safran	Helene Watson
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I. CALL TO ORDER

Andy Gilbert called the meeting to order at 3:30 p.m.

II. APPROVAL OF MINUTES

Andy Gilbert asked for approval of minutes from the August 13th meeting. Don Beall made a motion to approve the August 13th minutes and was seconded by Dora Jackson. The motion was passed unanimously.

III. REVIEW OF APPLICATIONS

NEW CASES:

1. **HD 0709-02 – 1350 Peacock Avenue:** Paul & Keri Judah, Applicants. Request permission to remove brick exterior and replace with hardi-plank siding, move front stairs to center and support the front gable with white columns. Replace front door with an arched glass doorway and replace windows with double paned vinyl windows. Remove damaged driveway and widen and replace with concrete. Mr. Judah, applicant stated that there are sewage problems under the driveway. Applicant would like to replace wood windows with vinyl windows. Mr. Beall asked what else the board could recommend to the applicant and Chairman Gilbert suggested that the applicants meet with a structural engineer concerning the foundation on the house. After a brief discussion, John Sheftall made a motion to approve the

widening of the driveway and removing the awnings, however to deny the removal of brick exterior until further information on the foundation is resubmitted to the board. Barbara Pound seconded the motion. The motion was carried unanimously.

2. **HD 0709-05 – 15 10th Street:** Webb Construction Group, Inc., Applicant. Request permission to remove exterior 2nd level service door and install divided light radius head window. After a brief discussion, Will Burgin made a motion to approve the application with the condition that window is storefront arch solid glass. Virginia Pound seconded the motion. The motion was carried unanimously.
3. **HD 0709-06 – 210 8th Street:** Fern Cohn, Applicant. Request permission to modify exterior of existing building. The board was given two (2) options with application. After a brief discussion, Virginia Peebles made a motion to approve the application with Option 2 (solid wood doors with the painted brick to remain). Sia Etemadi seconded the motion. The motion was carried unanimously.
4. **HD 0709-07 – 1700 Forest Avenue:** Katie & Chris Coakley, Applicants. Request permission to demolish sun-porch and deck. Request permission to add new wood entrance landing, new covered porch and bathroom expansion. Will Barnes presented the case for the applicants. After a brief discussion, Don Beall made a motion to approve application as submitted. Dora Jackson seconded the motion. The motion was carried unanimously.
5. **HD 0709-01 – 3715 1st Avenue:** Will Barnes, Applicant. Request permission to demolish several buildings on old Bill Mill site. John Sheftall excused himself from case. Will Barnes and Brent Buck present the case for the Bibb Mill. Mr. Barnes discussed the feasibility study for the Bibb Mill. Andy Gilbert read the staff recommendations and the report for Historic Columbus Foundation. Susan Lawhorn spoke on Behalf of Historic Columbus Foundation and stated that the Ga. Trust is asking for a 45-day wait before demolition. Brent Buck (owner) is willing to give them the 45 days and to meet with them during that time. Will Burgin made the following motion.

We allow the demolition of the following structures:

- south-side one-story warehouses;
- 1960s brick office building;
- 1920s wooden Commissary building;
- railroad trestle;
- waste house; and
- south-side water tank

We grant conditional approval for the demolition of the 1920's addition to the main mill so long as the following mitigation requirements are met:

- Successful completion of a Master Planned Development (MPD) Overlay Zoning, as defined in the Columbus Consolidated Government Unified Development Ordinance.

- This zoning overlay requires the submission of and adherence to a submitted Master Site Plan. Deviations from this submitted plan must be approved by city council.
- BHAR may, at its discretion, review said site plan prior to adoption by Council to insure mitigation requirements contained in this motion are followed.
- The MPD submission for this project will include Design Guidelines that will govern future development of the site. These guidelines will be submitted for BHAR approval concurrent with the request for a final vote on the partial demolition of the 6-story mill building.
- Rehabilitation and Preservation of the following:
 - 1900 original mill building;
 - 1920s façade on First Avenue;
 - Preservation of the North side water tower;
 - Columbus Power Office; (Done – Dress Shop)
 - North side single story mill additions; (Done – Event Center)
 - Sample House; (Done – Event Center Office)
 - Electrical Switch House (south side); and
 - Smokestack pending structural and feasibility studies
- To coauthor and grant a Historic Preservation Easement to Historic Columbus Foundation in perpetuity on all remaining historic structures (as listed above).
- A site plan to include the creation of a boulevard-denoting footprint of 1920s mill addition.
- Educational component: on-site exhibit of the history of the Bibb Mill with images.

We grant approval in concept for the demolition of the 1920's addition to the main mill so long as a majority of the above mitigation requirements are met and evidence is shown to this board that some aspect of the above is not feasible.

AND, we grant a stay of demolition for forty-five (45) days to the National Trust, the Georgia Trust and the State Historic Preservation Office to work with the applicant to find a solution that would preserve the 1920's addition to the main mill. However, the burden to find such a solution is on these entities. On the forty-sixth (46th) day the applicant may proceed with demolition in accordance to the approval given by this Board contained in this motion.

Don Beall seconded the motion. Sia Etemadi voted against the motion. The motion carried 5 – 1.

VI. NEW BUSINESS:

Will Johnson and Lynda Temples gave out information concerning new fees within the Planning Department, which includes BHAR application fees. Barbara Pound had to leave and John Sheftall had left prior to the Bibb Mill case. Those that stayed received the handout and we were able to discuss the proposed fees.

V. ADJOURNMENT

APPROVED

Respectfully Submitted By:

Andy Gilbert, Chairman

Lynda Temples, Secretary