

MINUTES

Valdosta Historic Preservation Commission

*Valdosta City Hall Annex Multi-Purpose Room
300 North Lee Street, Valdosta, Georgia*

March 2, 2020 5:30 p.m.

MEMBERS PRESENT

Ms. Celine Gladwin
Dr. Harry Hamm
Dr. Alex Alvarez
Ms. Sandie Burkett
Mr. Tommy Crane
Ms. Sally Querin
Ms. Laura Yale

MEMBERS ABSENT

STAFF PRESENT

Mr. James Horton

VISITORS PRESENT

Royce Coleman
Anthony Courson
Rhett Holmes
Jeff Hanson
John Courson
Thomas McIntyre
Nathan Brantley
W. Muller
Jack Langdale
Jennifer Walls
Patti Kanas
Vickie Everitte
Maria Chavez

I. Call to Order and Determination of Quorum

The meeting was called to order at 5:30 pm by Chairman Alvarez. It was determined that a quorum consisting of all seven members was present. Chairman Alvarez thanked everyone for coming and asked the guests to please sign the register.

II. Review and Approval of Minutes

The February 3, 2020 minutes were reviewed by the Board and there was only one change suggested. Mr. Crane moved to approve the minutes and Ms. Querin seconded the motion. The vote was unanimous (6 – 0 vote).

III. Consideration of Certificate of Appropriateness (COA) Applications

Chairman Alvarez announced the first item for consideration, HPC-2020-36, 110 N. Ashley Street. He read the request which is for Ms. Angie Chavez to remove some stucco and repair the front of the building to make it ready for her proposed painted sign. Chairman Alvarez then asked Mr. Horton to present the request and give a staff recommendation. Mr. Horton showed a Power Point presentation and then recommended that the project be approved as submitted.

At this time, Chairman Alvarez asked if there was anyone in the audience in support of the request. Ms. Angie Chavez came to the podium. She told the group that she was opening a restaurant in the building and that it had two storefronts with different designed sign areas. She told the Board that she needed to remove some non-historic foam trim on one building and also needed to remove a section of stucco on the other to make the front of the building ready for the signage that she wanted to install. She told the group that she wanted to paint the sign across the front of the building with the "La Meza" in the center flanked on both sides by the old fashioned Coca Cola script. There seemed to be no questions so Chairman Alvarez moved on.

Chairman Alvarez then asked if there was anyone else in the audience to speak in favor of the proposal and there was no one. He then asked if there was anyone to speak in opposition to the proposal and there was no one. He then closed the public hearing portion of the proposal and moved to Board discussion. Ms. Querin asked if the new sign would be painted on the area of the storefront that had already been painted in the past. Ms. Chavez replied that she would be only using the pre-painted area and would not be applying paint to any areas not previously painted. Ms. Chavez stated that her sign would be in accordance with the sign ordinance. There seemed to be no further discussion needed so Chairman Alvarez called for a motion. Dr. Hamm moved to accept the proposal as submitted and Ms. Gladwin seconded the motion. The vote was unanimous (6 – 0 vote). Immediately following the vote Ms. Chavez mentioned that she needed to install goose-neck lights above the sign. Dr. Hamm then moved to approve the sign as presented with the addition of the electric goose-neck lights. Ms. Gladwin seconded the motion again and the vote was unanimous (6 – 0 vote).

Next Chairman Alvarez moved to the next item for review, HPC-2020-37 – 310 E. College St. Mr. John Courson is requesting to rehabilitate the existing home on the interior and exterior to include new windows, new doors and a new roof and to demolish the free-standing old garage in the rear. Chairman Alvarez asked Mr. Horton to present the request and make a staff recommendation. Mr. Horton showed a Power Point presentation on the proposal and showed photos of the existing windows and doors. He also showed photos of the old wood garage proposed for demolition. Mr. Horton recommended no pressure washing of the masonry and to not approve the replacement of the original windows with the new diamond-paned windows. He did recommend that a replacement window should match the original with exterior muntins to match the design and configuration of the existing two/two pattern. He also recommended to consider approving the demolition of the garage structure based on poor condition and lack of need.

Next Chairman Alvarez asked if there was anyone in the audience to speak in favor of the proposal. Mr. John Courson came to the podium. He told the Board that he had purchased the house to rehabilitate and rent. He began by discussing the window changing proposal and telling the group that it would be ok if he wasn't allowed to change out the windows but that they would give a fresh look. He did admit that he knew changing out the original windows to the new diamond style pane would not be a historic treatment. Chairman Alvarez replied to him that if he needed to replace the windows that he could use a new 2/2 window that matches the existing historic ones.

Ms. Querin asked Mr. Courson if the existing windows were operable. He told her that they were not and that they were below average efficiency and that he wanted more efficient windows – new ones. There seemed to be no further discussion and so Chairman Alvarez asked if there were any further questions and there were none. He then asked the audience if there was anyone else to speak in favor of the proposal and there was no one. Then he asked if there was anyone to speak in opposition to the proposal and there was no one. The Chairman then closed the public hearing portion of the meeting and asked if there was Board discussion. Ms. Yale polled the group about what they thought about the garage demolition. Ms. Querin replied that she thought that it would be ok and Ms. Gladwin agreed with her. Dr. Hamm stated that it had a dirt floor and that it looked to be in poor shape. Ms. Gladwin then commented that she thought it would be fine to remove it. Dr. Hamm then commented that this was the first house he lived in when he moved to Valdosta and that the garage looked like it does now even back then.

Ms. Querin asked Dr. Hamm if he thought the 2/2 windows in the house were original. Dr. Hamm replied that he did not know and that when he moved in the house years ago he did not take note of the windows. There seemed to be no further discussion so Chairman Alvarez called for a motion on the proposal. Ms. Gladwin moved to approve the staff proposal with the conditions. Dr. Hamm seconded the motion. The vote was unanimous (6 – 0 vote).

Next Chairman Alvarez moved to the next item on the agenda, **HPC-2020-39, 121, 123, 125 W. Hill Avenue**. The request is to demolish all three buildings on the northwest corner of the property and also demolish the drive-thru behind the main building. At this time Ms. Gladwin, who is the Vice-chair of the Board, recused herself from the group. Chairman Alvarez asked Mr. Horton to explain the project and give a staff recommendation. Mr. Horton explained that the proposal was to demolish the buildings for future development but that no plans for development had been submitted with the application. Mr. Horton recommended approving the proposal as submitted based on the proposal for the new development.

At this point Chairman Alvarez asked the audience if there was anyone who wanted to speak in favor of the proposal. Mr. Rhett Holmes came to the podium and told the group that he was the applicant. He told them that he works with various historic preservation projects within Valdosta and around the state. He explained that he understands that demolition is a sensitive subject in the historic district and that he doesn't take it lightly. He cited two projects in Valdosta where he has rehabilitated historic buildings in the Local Historic District: 1. The Ashley House Apartments, and; 2. The Converse Building. He also told the group that he was doing the new construction on the Asbury project on Ashley Street. He emphasized that he has done a lot to preserve historic buildings and has looked at creative ways to prevent demolition and return historic buildings to service. He also explained that he has no intention of demolishing the former Bank of America building because it is so well built. He told the group that he was working on plans to use the building for mixed use from residential to hospitality to commercial.

Mr. Holmes continued his talk to the group by telling them that a portion of the property had been designated as a brownfield and that it would have to be mitigated. His thoughts on the property as a whole are that he has taken on a big project in Downtown Valdosta and he will need to develop it in phases. He told the group that the Bank of America building was 40,000 square feet of space and will take 10 to 15 million dollars to rehabilitate. He referenced the buildings on the corner of Hill Avenue and Toombs Street that he is proposing to demolish and he said that they looked at them to try to save them but that they were in bad shape and he could not figure how to re-use them. He also said that some of the development proposals he is looking at would require the extra space taken up by these buildings anyway. He finished by telling the group that he does not have final plans for the site at this point.

Dr. Hamm then asked him if the walk-up automated teller was still in front of the building. Mr. Holmes replied that it was still there and that he did not have permission to demolish it yet. Ms. Querin then asked Mr. Holmes when 121 and 123 were built and what they were originally used for. He said that he did not know. He thinks that the building at 125 was the first one to be built there and that all three buildings housed small business that he did not know anything about. Ms. Querin then asked if the bricks would be salvaged and Mr. Holmes replied that they were planning to salvage what they could.

There seemed to be no further questions so Chairman Alvarez moved on to ask the audience if there was anyone else to speak in favor of the proposal and there was no one. He asked if there as anyone to speak in opposition to the proposal and there was no one. There seemed to be no further discussion so Chairman Alvarez then closed the public hearing portion of the meeting and moved on to Board discussion. Ms. Burkett told the group that she was once a teller at that location. Ms. Querin stated that Downtown Valdosta needs an anchor and that she hates to see them demolished but that they are probably not salvageable and she is in favor of the new development on the site. Dr. Hamm commented that there was a typewriter repair shop in 123 at one time. Mr. Crane then spoke up and wanted to clarify that Mr. Holmes did not have specific development plans for the site at this time. Chairman Alvarez asked if this would be like his past development projects. Mr. Holmes replied that it would but that he did not have a timeline for the development. He said that he planned to rehabilitate the old Bank of America building first and then later do the build-out on the remainder of the property.

Mr. Crane then asked Mr. Holmes if the proposed demolition could wait. He said that he didn't want to wait that he thought the buildings were an eyesore. He did say that if he did wait to demolish the buildings that he did not plan on doing any maintenance on them in the meantime. Ms. Gladwin spoke up and told the group that the buildings were in bad condition. She explained that the white building on the corner was in bad shape and the interior was worse. She then stated that the building at 123 had a non-original storefront – the brick, she said, was original but the storefront arrangement had been changed. She further explained that the interior was non-historic with half the floor being concrete with no intact historic fabric. She even questioned if the building would be considered contributing to the historic district. She then went on to talk about the little corner gas station. She did acknowledge that it was cool looking but that it had a lot of issues including separation of the glass panels. She did say that it might be considered to be contributing on the new survey that is currently underway. Overall, she felt that there was not much historic fabric between all three buildings and that there was not much to save.

Ms. Gladwin did tell the group that the revitalization of Downtown is very important and that she is very interested in supporting the effort. She said that she has her architecture office in Downtown just across the street from the proposed project site. She feels that recreating the strong edge along the street with buildings is important to recreate. She said that whatever goes in the place of the demolished buildings would need to be designed to be compatible with the historic district.

Ms. Querin then asked if the parking lot on the proposed site was all private or did it include some public parking. Ms. Gladwin replied that the parking lot on the proposed site is all private but that there was a public parking lot adjacent to the site along Savannah Avenue. Ms. Querin then asked if the old alley on the proposed site was still owned by the City. Ms. Gladwin then replied that it was closed and considered private.

There seemed to be no further questions or discussion and so Chairman Alvarez called for a motion on the proposal. Ms. Querin made a motion to approve the request as proposed. Ms. Burkett seconded the motion. The motion passed with a vote that was not unanimous (3 – 0 vote) with two members abstaining. After the vote, Ms. Yale asked for clarification on the motion. Chairman Alvarez told her that the motion was to approve the project as proposed by staff.

Next, Chairman Alvarez moved on to the next agenda item – **HPC-2020-42 – 701 N. Patterson Street**. Chairman Alvarez asked Mr. Horton to present the request. Mr. Horton showed a Power Point presentation and explained that the proposal was to demolish an existing garage structure at the rear of the property and construct a new building to house some offices and a conference room. He presented the Demolition Criteria and went over each of the seven criteria rating the proposal by the criteria explaining that the building was original to the construction of the house and that it should be preserved. After that he recommended to disapprove of the demolition and recommended approval of the rehabilitation of the existing historic structure with a new compatible addition that would connect the two structures with interior space.

At this time, Chairman Alvarez moved to the audience for anyone who wanted to speak in favor of the proposal. Mr. Jack Langdale, a partner in the firm, came to the podium. He told the group that there were three parcels involved and that he owned one of them, the one adjacent to the subject property to the east. He said that he was in support of the proposal. He told the group that the firm had applied to the Zoning Board of Appeals and that their case would be heard the next day. He is expecting the ZBOA to approve the proposal and allow a zero setback of the new building. After Mr. Langdale finished his comments, Dr. Hamm commented on what a grand façade the historic home on the property, occupied by the law firm, has.

Next Chairman Alvarez looked to the audience for anyone else to speak in favor of the proposal. Mr. Mike Dover came to the podium. He told the group that he understands the function and intent of the Historic Preservation Commission and that he has served on the Board in the past. He said that they had been working with Jimmy Cone to produce drawings of a new structure that would serve as office and conference space that the current building was not suitable for. He feels that the HPC may have misunderstood the condition of the old building and that his group is on the right track with the new construction proposal. He also told the group that the photos of the historic garage that were shown by Mr. Horton were flattering for the garage considering its poor condition. He said that he believed it to not be beautiful but an eyesore. He explained that it was not in good condition and that there were

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some rods attached to each wall that kept them from falling down. He also stated that the existing garage was four inches below grade and the floor was raised in the back of the building making the ceiling too low in that area. He said that the building had been used for storage for 35 years and that it had rot and deterioration. He also said that the garage could not be easily seen from the street by car passengers – he indicated that there was only a split second view when a car passes on Patterson Street. He also felt that the garage was not visually contributing to the character of the Historic District.

Mr. Dover went on to talk about why they needed the new space by explaining that the firm had added three new attorneys to its staff and that they needed the new space to accommodate offices for them. He had strong feelings that the firm had been a good steward of the building for many years and that they did not want to have to leave the house for another building. He said that there were already two or three firms in the vicinity that were for sale and they would be leaving their buildings. He explained that in this case, there was an opportunity to add on to the footprint of what is there and continue to use the building. He felt that the new construction would be designed in a way to be more attractive than the original building. He closed his comments by telling the group that he had been involved in preservation for many years serving on the HPC for several terms and being its Chair, owning three buildings in Downtown and owning and living in his historic home on Patterson Street for over 40 years. He finished by telling the group that he hoped that the HPC could ease off of the strict guidelines and allow them to be able to construct the new facility.

Dr. Hamm then asked Mr. Dover about what the materials of the new building would be. Mr. Dover responded by telling him that they could construct the building with any materials that the HPC specified. Ms. Gladwin then asked about the proposed connection to the side door and if it would step back to make a connection. Mr. Dover did not know so he deferred to Mr. Cone. Mr. Cone explained that the new addition would connect to the historic house so that there would be an interior connection to the other offices in the main structure.

At this point there seemed to be no further questions or comments of Mr. Dover so he returned to his seat. Chairman Alvarez then looked to the audience and asked if there was anyone else in support of the proposal and Mr. Cone came to the podium. Mr. Jimmy Cone is the consulting architect for the project. He handed out some printed photos showing the conditions of the existing historic building. The photos showed cracks in the walls, need for roof repair and he explained that this also had framing issues. He had some photos of the building with the view of what it looks like from the turn lane on Patterson Street. He then went on to explain some particulars about the building by telling the group that it was a brick building with an interior of clay tile. He stated that the roof rafters were in poor condition as they were rotted on the ends where they connected with the masonry wall. He told the group that the decking needed to be replaced and that there were two rods running from wall to wall that were keeping the walls stable. He compared the existing 18 foot long rafters to the rafters of the proposed new building which would be larger and would be a maximum of 17 feet long. He did admit that the garage was original to the house and that it would have originally been open for vehicle access. He told the group that at some time in the past that the vehicle opening was filled in with a wood wall that looked like a closed garage door from the exterior.

Mr. Cone then went on to talk about the interior specifications of the existing historic building. He said that it had a concrete floor that was four inches below grade. He said that the ceiling in the front was nine and one-half feet in the front and eight feet in the rear and that the floor was built up in the rear making the ceiling too short. He felt that the existing historic building was just too difficult to rehabilitate plus it had no interior finishes, no insulation and the roof would have to be re-worked which might affect the battlemented design of the historic exterior. He hoped the group would understand why they needed to tear down the existing building. He went on to say that the house has been added to in the past in the 1980's but he didn't know exactly when. He thought the rear addition was in 1985 or 1986. Ms. Querin asked if the zoning could be changed from RP to CC. Mr. Cone replied that the current zoning (RP) was sufficient. Ms. Querin then asked him if the plans were to add to the east side of the building and Mr. Cone confirmed so. He said that the north side of the building was too open.

At this point there seemed to be no further questions so Chairman Alvarez asked if there was anyone else in the audience to speak in favor of the proposal and there was no one. He then asked if there was anyone to speak in opposition to the proposal and there was no one. He then ended the public hearing and opened the floor for Board discussion. Ms. Querin stated that the existing historic garage was not visible unless you pulled in to the driveway.

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Dr. Hamm restated that the area was considered to be zoned R-P for Residential-Professional and the guidelines for the commercial buildings should be used. Ms. Querin stated that those guidelines required that the new construction should be located to the rear of the historic building and be smaller than the historic building and be of compatible building materials. She feels that based on the guidelines the old garage could be demolished and a new one built that would be compatible. She also feels that the zoning can be changed if necessary from R-P to Commercial so that it would be considered under the Commercial Guidelines. Mr. Horton spoke up and cautioned that although the use of the building was commercial in nature, that the building is still a residential design and that the Residential Design Guidelines should be applied in this case.

Ms. Gladwin then spoke up and said that the massing of the proposed building would be fine, but that it was the rarity of the design of the original garage itself that was important. She feels that if the historic garage had no historical significance then the commercial guidelines would make sense to apply to this case. She asked the question that if the existing garage was removed would there be an impact to the historic fabric? Ms. Querin stated that the house itself was so beautiful that the garage was not as important. Ms. Gladwin replied that the fortress style of the historic garage was unique, unusual and important enough to get in the way of the expansion. Ms. Querin replied that the continued use of the main house is more important and maybe some of the features could be incorporated in the new design. Mr. Cone responded that he liked the look of the battlements but that staff advised against replication of historic design elements in the design of the new construction. Mr. Cone said that staff advised him to use more modern or contemporary design elements that were compatible in scale and materials to the existing historic building. Ms. Querin responded by supporting staff in that recommendation. Ms. Gladwin confirmed that the addition should be distinguished from the historic building by its design. She reiterated that what is important in this discussion is whether or not the existing historic building has significance or not. Dr. Hamm agreed with her and stated that he thought this was an excellent point.

At this point there seemed to be no further discussion and Chairman Alvarez called for a motion on the matter. Dr. Hamm moved to allow the demolition of the historic garage and construction of a new one that will fit the needs of the firm. Ms. Yale seconded the motion. The vote was not unanimous (5 – 1 vote).

Next on the agenda was **HPC-2019-127-128, 110 W. Ann Street**. Chairman Alvarez announced the item that was tabled in November of 2019. He then asked Mr. Courson to come to the podium and present his latest design. Mr. Courson thanked the Board for allowing him to present his design on such short notice. He explained that he was planning to rehabilitate the two historic homes at 108 and 110 Ann Street which he said were uninhabitable at this time. He began by passing out some drawings on 8.5 X 11 inch paper. He first described 108 W. Ann which he described to be 100 years old and covered in stucco on the exterior. He said that he would renovate the three bedroom, two bath existing home and add a new two-bedroom home to the rear connected by a garage. He said that the driveway for both houses ran between them. He then went on to talk about 110 Ann which is on the corner of Ann and Toombs Streets. He explained that he would also renovate the historic three bedroom, two bathroom house and add a new two bedroom addition to the rear connected by a garage. He added that he had planned to make the rear addition to the 110 house much better looking where it faces Toombs Street. Ms. Burkett spoke up and confirmed that 110 is the one that faces Toombs Street. Mr. Courson replied that the new addition to 108 will not be visible from Toombs Street and that he wants to put up a six foot privacy fence on the east property line to screen the view to the adjacent VSU property. He further explained that he wanted to use concrete lapped siding on the new additions like the ones he has done along Oak Street and Boone Drive.

Ms. Burkett then asked if the driveway from Ann Street between the two houses would serve both 108 and 110. Mr. Courson said that it would but that he wanted the garage access for 110 to be off of Toombs Street. Ms. Gladwin spoke up and told Mr. Courson that she thought it would be better if the garage did not face Toombs Street, but was accessed from the center drive and that he put windows in the place of the garage door. She did agree that the scale of his additions was appropriate to the existing historic houses. She also mentioned that he should make the proposed stoop porch facing Toombs into a larger porch and that he could use a stoop porch by the garage driveway on the east façade of 110. Mr. Courson told the group that he had put a lot of thought into this and felt like he had developed a good solution. Ms. Burkett then inquired if there was room for two garages on the interior driveway. Mr. Courson told her that there would be 33 feet between the two houses with a one-way drive and garage entrances. Ms. Gladwin then confirmed that a standard driveway for a parking area was 24 feet wide.

Ms. Yale commented that it was a good idea to dress up the Toombs facing façade and take the garage to the interior so it would not be seen from Toombs. Mr. Courson then told the group that he wants to contrast the exterior wall materials on the new additions so that it is not confused with the historic homes. Ms. Gladwin suggested that he use a board and batten design instead of flat stucco. Mr. Courson agreed and said that the new addition to 108 could use either horizontal siding or vertical board and batten siding. Ms. Gladwin told Mr. Courson that the HPC has set precedents in the past and that he was going in the right direction by not facing the garage directly onto Toombs Street.

At this point there seemed to be no further questions or discussion necessary and so Chairman Alvarez called for a motion on the proposal. Ms. Gladwin moved to approve the proposal that Mr. Courson made in December of 2018 as it relates to 108 and 110 Ann Street but based on today's drawings with the requirement of moving the garage off Toombs Street to face in the middle drive, placing windows in place of the garage door, and turning the stoop entry facing Toombs into a regular porch entrance. Ms. Burkett seconded the motion. The vote was unanimous (6 – 0 vote).

Having completed the public hearing agenda items and due to the length of the meeting, Chairman Alvarez jumped ahead to New Business to allow Ms. Vickie Everitte to speak on the Places in Peril program for Valdosta. The Valdosta project includes the four houses on Oak Street between 911-915 that have been named a 2020 Place in Peril for Valdosta. Ms. Vickie Everitte was in the audience and she wanted to speak on the subject. Ms. Everitte told the Board that there were two people presently interested in the property. She said that one of them was not local and that she did not know how serious he was about the property. She said that she had tried to contact Nicky Balanis and that she had not heard back from him at this time. She also said that Ben Sutton, the Georgia Trust representative for the project, had called her today and that he had someone who was interested in the property too. Ms. Everitte then stated that she had asked Mr. Balanis for business cards to give to prospective buyers but that she has not been able to get any cards yet. Dr. Hamm asked how the meeting and the site visit to the house went. Ms. Everitte replied that it had gone very well. She said that the lunch turned out good and several people toured the house. She wonders how to get the community more involved in this effort and is working on that. Ms. Gladwin asked her about the floor in the house and if it was in good shape. Ms. Everitte told her that it appears to be in good shape but that there may be some unknowns until it could be inspected. Ms. Yale replied that the whole place is a mystery. Ms. Everitte reported that the luncheon included a presentation from Dr. Al Willis who discussed the history of the Deming family and explained the rain porch and the rarity of its existence in Georgia. Mr. Willis, in his talk to the luncheon group, told about only three rain porches that he knew existed in Valdosta. Ms. Gladwin told the group that the Places in Peril program was a marketing tool to help get threatened properties in the right hands and get them saved. Ms. Yale was hopeful that the program would bring prospective buyers to Valdosta. Ms. Gladwin replied that the program lasts for only one year and that we needed to help promote the project ourselves. She felt that the HPC somehow needed to supplement the efforts already being made. She suggested a subcommittee of the three preservation organizations in Valdosta – the Historical Society, Heritage Foundation and the HPC. She thought that it would be good for the subcommittee members to go to realtors meetings and do some targeted marketing to develop a romantic image for the historic property on Oak Street.

Dr. Hamm then asked Ms. Everitte if the house could be separated out of the other properties located across the street. Ms. Everitte told him that she thought that it could, but that Nicky Balanis was really a commercial realtor and did not deal with residential homes. At this time, Ms. Gladwin asked the group if anyone wanted to volunteer from the HPC to be on a subcommittee. Ms. Yale spoke up and said that she would and Ms. Gladwin said that she would as long as Ms. Everitte continued to lead the effort.

At this point, Ms. Gladwin and Ms. Burkett needed to excuse themselves to leave the meeting. Chairman Alvarez then looked to the audience and recognized a visitor who had not spoken. He asked the gentleman if he had any questions or comments. The gentleman came to the podium and told the group that his name is Thomas McIntire and that he works with Barnes Drug Store which is directly across from the old Bank of America property which was an earlier agenda item at the meeting. Mr. McIntire, on behalf of Barnes Drug Store, was concerned that the public parking lot adjacent to the old Bank of America building would be sold to the new owner of the old bank property and become private. He said that the Barnes customers and employees heavily used the lot and depended on it for parking. He wondered if IDP had any current plans to purchase the lot from the city. He suggested that Barnes

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would be interested in purchasing the parking lot if it were for sale. Chairman Alvarez told him that IDP did acquire the property and wanted to develop it they would have to present their plans to the HPC. He also suggested that Mr. McIntire contact the City of Valdosta to inquire about the parking lot.

IV. Consent Agenda

Next Chairman Alvarez moved to the Consent Agenda which had 16 items of business. He asked the Board if there were any questions. No one had any questions so he then moved on to Old Business.

V. Old Business

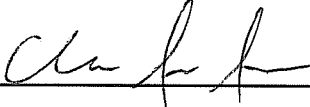
Chairman Alvarez then moved to the Old Business section of the agenda. Mr. Horton gave a report of the items under old business noting that there were no new items added this month. There were no questions or comments.

VI. New Business

Chairman Alvarez then moved to New Business and Mr. Horton reported on the progress of the Local Historic District survey. Then Chairman Alvarez told the group that Dr. Hamm had been re-appointed to the Board for another term.

VII. Adjournment

Chairman Alvarez then asked if there was any further discussion and there seemed to be none. He then called for a motion to end the meeting. Mr. Crane moved to adjourn the meeting. Ms. Yale seconded the motion. The vote to adjourn was unanimous (4 – 0 vote). The time was 8:35 pm.

HPC Chairman 

Date 6/3/20