

Euharlee Historic Preservation Commission Meeting Minutes

Tuesday, February 25, 2025, 6:00pm

Euharlee City Hall

The meeting was called to order at 6:00pm.

Steve Zuber - Chair, Betty Jane Tilley, Lovako Patterson, Luke Young, and Katie Gobbi, Community & Economic Development Director, in attendance. Melissa Moore, not present.

APPROVAL OF MINUTES Sept. 10, 2024

Minutes approved unanimously.

Staff Report

- Ms Gobbi briefly reminded members of necessary training that they must complete. Members are required to virtually participate in training for the National Alliance for Preservation Commissions. Members have to do one credit every three years. Training consists of topics such as cemetery preservation.
- Motion to add officer elections
- Motion to nominate Melissa Moore as Chair and Steve Zuber as Vice Chair of the Historic Preservation Commission
- Swearing in of Historic Preservation Commission members

Executive Session - Real Estate

No votes or action were taken during this time.

Public Comments

No public comments.

Meeting Adjourned:

Meeting adjourned at 6:53 p.m.

Euharlee Historic Preservation Commission Meeting Minutes

Tuesday, May 27, 2025, 6:00pm

Euharlee City Hall

The meeting was called to order at 6:00pm.

Melissa Moore - Chair, Betty Jane Tilley, Lovako Patterson, Molly Moore, Communications Intern, and Katie Gobbi, Community & Economic Development Director, in attendance. Stever Zuber and Luke Young, not present.

APPROVAL OF MINUTES February 25, 2025

Minutes approved unanimously.

Staff Report: Quadrennial Certified Local Government (CLG) audit upcoming. Extension granted by HPD for submission deadline to June 10, 2025. Members encouraged to complete training through the National Alliance for Preservation Commissions YouTube videos.

Historic Building Uses Update

- **Granary:** Ongoing discussion; DDA leading strategic planning.
- **Commissary:** Plans for retail/commercial space. Potential partnerships with Jake's Cannery and another entity for grab-and-go meals. Interior renovations required, including removal of cabinetry and appliances.

Privately Owned Historic Properties Update: Concerns raised over historic properties in disrepair within downtown historic district. Emphasis on proactive efforts by HPC in partnership with code enforcement. Importance of setting an example through city-owned property upkeep.

New Business:

DDA T Mobile Grant Opportunity: Ms. Gobbi presented the Euharlee Downtown Development Authority's \$50,000 grant application proposal to include covered bridge lighting (installation would require 3-inch holes in bridge boards) and installation of 5–7 black swing benches to match existing benches.

Ms. Moore called for a motion to support the DDA T-Mobile Hometown Grant application. Ms. Patterson motioned. Ms. Tilley seconded. Motion passed unanimously.

Recap from City Retreat: Ms. Tilley reported on the recent City Council retreat. There were successful discussions and priority-setting and strong communication fostered among city entities. The Commission reviewed City priorities from the retreat, including:

- Intersection improvements at Milan Bridge, Euharlee Road, Five Forks Road, and Covered Bridge Road.
- Revitalization of the Granary.
- Sidewalk connectivity challenges.

Next Steps: A few commission members to meet with City Manager James Stephens on **June 2, 2025 at 9:00 AM** to discuss:

- Cow shed and building maintenance concerns.
- Potential purchase of the blacksmith shop.
- HPC's role in addressing privately owned historic properties.

Members to prepare questions and concerns ahead of the meeting.

Meeting Adjourned: Meeting adjourned at 7:15 p.m.

Euharlee Historic Preservation Commission Meeting Minutes

Tuesday, September 23, 2025, 6:00pm

Euharlee City Hall

The meeting was called to order at 6:00pm.

Melissa Moore - Chair, Betty Jane Tilley, Lovako Patterson, and Katie Gobbi, Community & Economic Development Director, in attendance. Stever Zuber and Luke Young, not present.

APPROVAL OF MINUTES May 27, 2025

Minutes approved unanimously.

PUBLIC HEARING: Certificate of Appropriateness Application - 85 Covered Bridge Road – Euharlee Baptist Church:

Ms. Gobbi presented the application. The church requested approval to replace the roof on the newer portion of the building. While the roofing material will technically differ, the color will remain the same, maintaining the current appearance. Staff recommended approval of the Certificate of Appropriateness.

Mr. Judson Mobbs, representing Euharlee Baptist Church, explained the repair membrane process for the roof replacement, including:

- Pressure washing the roof
- Replacing missing screws with oversized screws and grommets
- Sealing each screw individually
- Repairing valleys with additional material
- Spraying a rubberized membrane coating

Mr. Mobbs indicated the expected lifespan of the new roof is approximately 20 years. Construction is expected to begin once approval is granted and funds are received, potentially in late October or early November, depending on scheduling and weather.

Discussion also occurred regarding the historic sanctuary portion of the church roof, which will be replaced with tin roofing in the future. Because that replacement would utilize the same material, it would not require a Certificate of Appropriateness. The public hearing was closed.

New Business:

Certificate of Appropriateness Application - 85 Covered Bridge Road – Euharlee Baptist Church: Ms. Moore called for a motion to approve the application. Ms. Patterson motioned. Ms. Tilley seconded. Motion passed unanimously.

Other Items Discussed:

Ms. Gobbi provided updates on several historic district matters:

- Osborne Park has received its Certificate of Occupancy and is now open, with some finishing touches still underway.
- The sculpture “She Laughs As She Runs” has been installed, representing the first permanent public art installation in the park.
- An update was provided on the blacksmith shop building. The property owner passed away and was inherited by a relative. A dialogue has been established regarding the property and its history within the district.
- 80 Covered Bridge Road has been sold to Hoyt Hatfield, who now owns the first two houses on that street.

Meeting Adjourned: Meeting adjourned at 6:13 p.m.