

Historic Preservation Commission Meeting
Chamber of Commerce, 122 W. Main St
March 21, 2023
5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee at 5:30 PM

Present: Greg Frisbee, Larry Gregory, Becky Carr, David Elder, Brad Galland, and Lisa Ellis
Staff Present: David Hardegree, Zack Arnold, Samantha Fincher, and Keith Lovell
Absent: Vandi White

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member Carr made a motion to approve the meeting minutes from February 21, 2023. Board Member Elder seconded the motion. The motion carried unanimously. Vote: 5-0.

2. COP23-06. 215 Leake St. Applicant: Katherine Quick

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director stated this is an after-the-fact case. The applicant replaced the shed with a new, 10ft x 20ft, shed without approval from the Historic Preservation Commission. A variance will be required for the new shed due to the front yard encroachment into Etowah Drive. Variance (V23-05) is scheduled for review on April 13th by the Board of Zoning Appeals. The new wooden shed is constructed with two 6/6 windows, double doors, and a metal roof. The 6/6 windowpane configuration and the metal roof match the home.

Katherine Quick, the applicant, came forward to answer questions from the Board. She stated she was unaware she needed approval from the Historic Preservation Commission to replace the shed. Mrs. Quick stated the old shed was in poor condition due to erosion issues. Mrs. Quick intends to paint the shed white to match the home.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board discussed the style of the barn, its location, foundation options, and ways to address the exterior appearance of the building to be in keeping with the exterior appearance of the primary structure.

Heath Massey, 215 Leake St, came forward in favor of the application. Mr. Massey stated the old shed was on concrete blocks.

Board Member Gregory made a motion to approve the new shed contingent on variance

approval. The shed is to be painted and shutters are to be added to match the primary structure. Board Member Elder seconded the motion. The Board did not vote.

Board Member Ellis made a motion to amend the motion to include the foundation plan, Board Member Carr seconded the amendment. The Board did not vote.

Confusion arose about the foundation plan and Board Member Gregory suggested for the applicant return to the Board with an exact foundation plan. Mr. Massey stated the shed will be on independent piers 16" off the ground, the block will be removed, and a decorative lattice will be added.

The Board voted on Board Member Ellis's motion amendment to include the foundation plan. Vote: 5-0.

The Board voted on Board Member Gregory's underlying motion to approve the new shed contingent on variance approval. The shed is to be painted to match the home and shutters are to be added to match the primary structure. Vote: 5-0.

Mr. Hardegree requested a foundation plan sketch from Mrs. Quick for the case file.

3. COP23-07. 9 Luckie St. Applicant: Tim Riley, The Neher Group

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant wishes to replace the existing wood, various-sized, windows with vinyl windows, Simonton 6100 series by Plygem. The wood windows appear original to the home. All but one of the existing windows has a 6/6, divided light, pane configuration. The one window that is different is a twin-picture window over the rear deck. It has a 1/1 pane configuration.

Shawn Williams, the homeowner, came forward with Larry Kesselring, a Representative from Home Depot, to answer questions from the Board. Mr. Williams stated most of the windows are inoperable.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board discussed the window specifications and agreed that grids are preferred for the historic district. Mr. Williams stated he preferred windows without grids.

Mr. Kesselring stated windows with a similar grid pattern are available at a higher cost. The grid is in between the glass not on the exterior.

Board Member Galland made a motion to approve the window replacement with the condition to use Simulated Divided Lite (SDL) where they currently exist. Board Member Carr seconded the motion. Vote:5-0.

4. COP23-08. 420 W Main St. Applicant: Renee O'Harran

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant wishes to remove the deteriorated cast-in-place concrete retaining wall in the front yard along West Main Street. The new wall, approximately 118ft in length, will be an architectural, concrete block wall by Keystone. The wall setback from the property line is 1-2ft and a min. 6ft. from the back of the curb. The new wall cannot be closer to the back-of-curb than the existing one. The new wall type is Keystone Compact III. Dims: w: 12in. L: 18in. H: 8in.

Renee O'Harran, the applicant, came forward to answer questions from the Board.

Chairman Frisbee opened the floor for a public hearing.

Kathleen Francesconi, 416 West Main Street, came forward in support of the application.

Raborn Thomas, 414 West Main Street, came forward in support of the application.

Chairman Frisbee closed the public hearing for discussion.

The Board discussed the specifications of the wall. Chairman Frisbee stated a poured wall covered with stucco or brick would be more appropriate for the district.

Board Member Galland made a motion to approve the replacement of the retaining wall with conditions. The wall must be constructed with a flat-faced prairie-colored block and have a constant level plane with a maximum of 4 feet in height. Board Member Carr seconded the motion. Vote:5-0.

5. COP23-09. 18 Wall St. Applicant: Adam Harper, new owner

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant has returned to the Board after the denial of COP23-04. A site visit with the owner and contractor determined that brick was not behind the existing wood siding as suspected. The existing wood siding was secured to stucco which was secured to wood planks with a steel mesh between the stucco and planks. As a result of the findings, the existing wood siding will be removed, and the new cedar siding will be secured to the stucco/ wood plank backing. The tile area that runs the entire length of the building façade will be replaced. Copper gutters will replace the existing aluminum gutters. The new awning will be a black fabric awning.

Adam Harper, the applicant, came forward to answer questions from the Board. He stated the cedar planks will be placed vertically on the building coated for a rustic look. Mr. Harper proposed replacing the current tiles with new tiles that look like the original and the awning will be black fabric.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

Board Member Elder made a motion to approve the vertically placed cedar siding and tile replacement using like materials. Board Member Carr seconded the motion. Vote: 5-0.

6. COP23-10. 104 Fite St. Applicant: Bryan Canty

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant has returned to the Board with a demolition and new build request. This home was severely damaged by a fallen tree in May of 2022. Demolition was recommended by a structural engineer who found cracks in the foundation. Architectural plans and elevations have been provided for the proposed home. The proposed house appears to be similar in size and scale to the original house and to the surrounding houses. The applicant has been encouraged to maintain the same building setbacks and alignment with adjacent houses. Due to several items that are not yet known, the applicant may need to come back to the Historic Preservation Board once these items are known.

Bryan Canty, the applicant, came forward to answer questions from the Board. The new proposed home is approximately 1,400 square feet built on a crawl space on the existing foundation plain. Mr. Canty would like to make a couple of changes to the provided plans. The changes include building an open carport instead of a garage, the back of the home being flush without offset as depicted in elevation, and the deck extending the length of the home. Mr. Canty stated he hopes to reuse the original door from the home.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board discussed the specifications of the new home. Chairman Frisbee suggested a traditional, cottage-style gable rather than the craftsman-style shown on the plans.

The Board split the request into two motions.

Board Member Gregory made a motion to approve the demolition request. Board Member Ellis seconded the motion. Vote:5-0.

Board Member Gregory made a motion to approve the new construction with the following task list:

- Construct a new house on a crawl space with a flush rear wall, approx. 1,400 square feet.
- Roof pitches to be min. 6:12.
- Roof material to be architectural shingles.
- Siding to be fiber cement board with the option to add fiber cement shake to gabled ends for architectural interest.
- Windows to be wood or higher quality PVC with 3/1 pane configuration.
- The front porch columns and house trim are made of wood, composite, or fiber cement.
- Omit garage as depicted in the plans and replace with an open carport.
- Wooden front door with glass panes if the original door cannot be reused.
- The rear of the house is to be flush without offset, not as depicted in elevation.
- Add a wood deck to the rear of the house across the entire width of the house, 12 feet wide.

Board Member Elder seconded the motion. Vote:5-0.

Board Member Gregory stated he will miss the home's unique "eyebrow". He asked Mr. Canty to send old photos of the home to the Historic Society.

7. COP23-11. 119 Cassville Rd. Applicant: Gary Graves

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant proposes to construct an 18ft x 20ft covered porch addition beside the 2021 garage addition to the rear of the home. The patio will be somewhat obscured by a 6ft privacy fence.

Gary Graves, the applicant, came forward to answer questions from the Board.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board discussed the details of the porch and garage addition. Chairman Frisbee suggested building a breezeway between the garage and porch addition. Mr. Graves was not in favor of adding a breezeway.

Board Member Galland made a motion to approve the covered porch addition with the use of shingles instead of metal to match the home and addition. Board Member Carr seconded the motion. Vote:5-0.

8. COP23-12. 23 Cassville Rd. Applicant: Michael Tidwell

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant proposes to add a new concrete retaining wall along Cassville Rd. It will be setback from the right of way to align with the retaining wall at 15 Cassville Rd. A concrete column will anchor this wall at either end. The wall will turn north and parallel the driveway to the existing walkway leading to the house. The existing steps at the sidewalk along Cassville Rd will remain. A new gate is proposed for the existing driveway. The gate should be located approx. 20 feet from the edge of the pavement to leave adequate room for one car to wait in the driveway for the gate to open/close. Gate style undetermined. The applicant also proposes to improve the private-use driveway located at the midpoint of Milam St. There is an existing chain link fence that runs the length of Milam from the southern end of the house to Wofford St and along Wofford St. The long-term plans are to replace the chain link fence entirely. The proposed fence is a 4-rail fence with wire backing like the fence installed at the Milam St. driveway for 15 Cassville Rd.

Michael Tidwell, the applicant, came forward to answer questions from the Board. Mr. Tidwell stated his driveway is often confused with a public street. The proposed gate will better identify the road as private and allow him to re-route guests to enter the front of the residence.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board split the request into two motions.

Board Member Ellis made a motion to approve the following task list for Cassville Road:

- Construct approx. 81ft. of concrete retaining wall, 12” in width. Height varies from approx. 2ft. (near Milam St) to approx. 4ft. (near driveway entrance).
- Add concrete wall cap.
- Add two (2) 30in. x 30in. concrete columns as anchor points.
- Add one (1) 30in. x 30in. concrete column to the left side of the driveway.
- Add a decorative metal sliding gate at the driveway location as depicted on provided plans.

Board Member Elder seconded the motion. Vote: 5-0.

Board Member Carr made a motion to approve the following task list for Milam Street:

- Remove approx. 84ft of existing chain link fence.
- Add approx. 102ft of a 4-rail fence with wire backing, 4ft in height.
- Add approx. six (6) wood posts, instead of masonry columns, as anchor points.
- Add a sliding privacy-style gate to the fence at the driveway as depicted on provided plans.
- Add driveway connection to Milam St

Board Member Elder seconded the motion. Vote: 5-0.

STAFF OR COMMITTEE COMMENTS

Mr. Hardegree announced that historic preservation training will be offered in Canton on August 24, 2024.

Mr. Hardegree provided an update to the Historic District Survey Project. He stated that SHPO recommended applying for a grant rather than trying to self-fund the project. Self-funding will slow the project.

With no other business, Chairman Frisbee adjourned the meeting at 8:30 PM.

/s/


Greg Frisbee
Chairman