

Historic Preservation Commission Meeting
10 N. Public Square
September 19, 2023
5:30 P.M.

I. Open Meeting

Called to order by Chairman Greg Frisbee at 5:30 PM.

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

1. Approval of Minutes

Before approval, Ashley Peters, Deputy City Clerk, stated there were two errors with the meeting minutes that were set to be approved. The errors were corrected, and the meeting minutes are ready for approval.

Chairman Frisbee called for a motion to approve the amended minutes of the meeting. Board Member Carr made a motion to approve the meeting minutes from August 15, 2023. Board Member Elder seconded the motion. The motion carried unanimously. Vote: 5-0

Certificate of Preservation:

2. COP23-18. 126 Cassville Rd.

Applicant: Gabriela Salas

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director, stated per the original application COP23-18, the intent is to demolish the existing home and grade, grass and stabilize the site.

History of Property- This house was constructed in 1906 per the Bartow County Tax records. No GHRS for this location.

The house is historic, contributing. The house type is gabled-wing cottage. The housing style is undetermined. Site visits were performed on 8/7 and 8/15. Photos were included. A rear addition to the house including a deck was made, but no documentation could be found notating the date of the additions. The house needs many exterior and interior repairs. Most notably, a new roof is required, but this may require repairs or modifications to the rafters in addition to decking and shingles. Water damage is evident throughout the house, in the ceiling, on the floors and on the porch. The rear addition to the house is missing much of the roof and flooring and is pulling away from the original house thereby allowing weather and insect intrusion. The original rear walls and floor structure are compromised. The main floor is soft and flexes when walked on

indicating the subfloor and support structures are failing. There is a large hole in the floor near the front door. Mold and mildew exist throughout the interior.

The original windows are, generally, intact. The original fireplace mantle and cast-iron features are intact on either side of the central chimney.

Charlie Waits, Building Official, inspected the house on/ about Monday, Aug. 28th, and offered that the investment required would greatly surpass the value of the house. The tax record report was included along with a repair estimate. The repair estimate is probably low for the repair of walls and floors. The chimney stacks appear to have been removed or at least lowered below the roof line.

No plans have been presented for replacement or future development. Since the lot is zoned M-U, other development options do exist.

Project Scope:

1. Demolish Existing House; and,
2. Grade, grass and stabilize site.

Chairman Frisbee opened the floor for a public hearing.

Mr. Hardegree asked the board to deny the application so that the applicant could come before the board to present the case.

Chairman Frisbee closed the public hearing for discussion.

Board members discussed that it would be best for the applicant to get a chance to come before the board. Also discussed the waving of the fee for Ms. Salas on this case. Mr. Hardegree stated that it could be addressed internally.

Board Member Ellis made a motion to deny the application with the opportunity to come back and present. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 5-0

3. COP23-20. 11 Luckie St.

Applicant: Gary L. White

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated, per the original application COP23-20, the intent is to demolish the existing home and rebuild a house.

History of the Property- This house was constructed in 1968 per the Bartow County Tax records. No GHRS for this location.

The house is historic, non-contributing. The house type is ranch. The housing style is undetermined. Site visits were performed on 9/12. Photos are included.

On April 1st, a large oak tree fell diagonally across the house from the left rear corner to near the front door. Damaging at least half the house including the roof, floor, and walls. A structural engineers' report dated 6/23/23 was included with the application. The report recommends repair of the structure; however, the applicant would like to replace the structure in its' entirety.

Per the applicant, the original house burned soon after it was purchased by the applicant's father c. 1965. The current ranch house was built by the father following the fire, c. 1966. The original house was similar in appearance to the current house at 16 Luckie St.

Three building plans and elevations were been provided with the application. The applicant will need to eliminate two of the options and return to the Board for review at a future date. The applicant will be asking for the Boards recommendations on an appropriate plan and style for Leake St area of the district.

Since the house is not identified as "Contributing" the Board may have flexibility in addressing the demo and advising on the type and style of a new house.

Project Scope:

1. Demolish existing house; and,
2. Grade, grass and stabilize site.
3. New house plans to be presented at a future HPC meeting for review. Three options for rebuild.

Chairman Frisbee opened the floor for a public hearing.

Applicant Gary White, 19 Topridge Dr., came forward and stated that he is wanting to get items moving within the next 60 days. Spoke about the history of the property and the desire to rebuild a house that fits the neighborhood.

Chairman Frisbee closed the public hearing for discussion.

Board Member Galland asked about the demo report that stated the house was salvageable. Mr. White addressed this by stating he hired a structural engineer and labeled the house as 50% damaged. Mr. White felt that it was in the best interest to demo the property completely and start new due to the age of the property.

Board Member Gregory made a motion to approve the application as submitted. Board Member Elder seconded the motion. Motion carried unanimously. Vote: 5-0.

Mr. Hardegree added that Mr. White would like to ask the Boards preference on the three options for rebuild. Mr. White stated that he likes option 1 but it might be too large for the lot.

Board Member Galland liked the cottage design in option 3 and believes that it would be fitting for the neighborhood.

Board Member Ellis likes option 3 as it resembles the older house that was previously there.

Chairman Frisbee stated that the options looked nice and that he would prefer the garage to sit back from the house if he is looking at the option showing the garage being road facing.

Mr. White stated that he is planning on getting the lot staked and once that is completed, he will get the drawings of the house plans and present them to the board, hopefully, by the next meeting.

4. COP23-21. 406 West Ave. Applicant: Amanda Jo Ingwell/Edward Boyd Fowler

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated, per the original application COP23-21, the intent is to replace asphalt driveway with concrete driveway.

History of Property- This house was constructed in 1950 per the Bartow County Tax records. GHRS dates house c. 1940.

COP06-10. Remove windows, close in porch for sunroom. Approved 8-15-06.

The house is historic, contributing. The house type is central hallway. The housing style is undetermined. A site visit was performed on 4-19-23. Photos were included.

The applicant would like to correct drainage issues by removing the asphalt driveway, regrading, and installing a concrete driveway from the curb to the detached garage in the backyard.

No change to width dimensions or location. Length- approx. 100ft. Width- Approx. 12ft

The applicant has been made aware of the natural gas line under the driveway that also feeds the neighbors gas meter.

Sec. 9.25-53. Olde Town. Part 1 (G):

G. Driveways, walkways, and off-street parking:

1. During rehabilitation and/or repair which requires a Certificate of Preservation the following standards shall be observed:

a. Driveways, walkways and off-street parking should be gravel, brick, concrete, or paved with appropriate textured asphalt.

b. Care should be taken not to injure nearby trees by intruding on the root areas.

c. Design new driveways, walkways to be compatible in location, spacing, configuration, and dimension with existing walkways and driveways that contribute to the overall historic character of the district.

d. One shall not locate new parking areas where they are visible from the street, or to significantly alter the proportion of built area to yard area.

e. One shall not locate parking where it will obstruct the principal structure.

Project of Scope:

1. Demolish existing asphalt driveway.
2. Add new concrete driveway; and
3. Grade driveway area to improve drainage issues.

Chairman Frisbee opened the floor for a public hearing.

Edward Boyd Fowler, 406 W Ave. stated that there are major drainage issues, and that the replacement will allow for them to add appropriate drainage for the driveway and make the driveway/property look cleaner.

Chairman Frisbee closed the public hearing for discussion.

Mr. Hardegree stated that in the future, driveways might be something that we can move to administrative. Due to the change of material, it was best for it to come in front of the board at this time. Chairman Frisbee wants to speak with Keith Lovell, City Attorney, outside of meeting to see if there is a possibility to move this to an administrative approval.

Board Member Elder made a motion to approve the application as submitted. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 5-0.

II. OTHER

Chairman Frisbee opened the floor for other business that needed to be brought in front of the board.

Mr. Hardegree thanked the board for coming to the training in Canton. No other training would be necessary for 3 years but stated that it might be good to keep a training schedule every couple of years to keep networking and talk to other communities to see what can help with the City of Cartersville. Board Member Galland stated that it was a great outing for the members and that it was good to see other municipalities having the same issues and how they handled them.

Mr. Hardegree brought to the Board's attention that Art in Bartow and the Downtown Authority are working together on a mural ordinance that can be applied city wide and not only in Downtown Cartersville. Members should see a draft of the ordinance by September 20, 2023. Mr. Hardegree will be highlighting the areas that will impact the proposed ordinance will allow a board that is made up of Art in Bartow members will screen through applicants and have their own meetings before being put in front of HPC Board or City Staff. Art in Bartow will have its own standards, policies and procedures and will be brought before the City Council in the next 30 days.

Board Member Galland asked Mr. Hardegree about the retaining wall located at Main Street and School Road and asked if that was on hold due to utility work. Zack Arnold, Assistant City Planner, stated that they had problems with meter relocation. Mr. Arnold will be reaching out to the contractor to see if there are any other delays they are anticipating.

Board Member Galland asked Mr. Hardegree about the work being completed at 438 Main Street. Mr. Hardegree stated that this work was approved under administrative approval for maintenance at this location. The items being replaced are the full subfloor, windows, doors, and siding. The building department has gone to the property and added more items that are needing to be completed at this property due to the termite infestation. The owner of the property is trying to save it as best as possible.

Board Member Gregory asked Mr. Hardegree if there was anything needed for him to remove a dead tree from his property. He was advised that the building department does not permit tree removal.

Chairman Frisbee adjourned the meeting at 5:59 PM

Date Approved:

10/17/23

/s/ 
Greg Frisbee, Chairman
Becky Carr