

Historic Preservation Commission Meeting Minutes  
10 N. Public Square  
March 19, 2024  
5:30 P.M.

## **I. Open Meeting**

Called to order by Chairman Frisbee at 5:29 PM.

Present: Greg Frisbee, Becky Carr, David Elder, Lisa Ellis, and Larry Gregory,

Absent: Brad Galland and Vandi White

Staff Present: David Hardegree, Zack Arnold, Ashley Peters, and Keith Lovell

### **1. Approval of Minutes**

Chairman Greg 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 20, 2024. Board Member Elder seconded the motion to approve the minutes. The motion carried unanimously. Vote: 4-0

### **Certificate of Preservation:**

#### **2. COP24-09. 18 Noble Street**

**Applicant: Thomas Menerey**

David Hardegree, Planning and Development Assistant Director, stated per the original application COP24-09, the applicant proposes replacement of the front door and to add shutters.

The structure is Historic. No determination has been made if the structure is contributing. The applicant proposes to replace the existing utilitarian front door with a door more suited for a residential application. Example provided in photo. The applicant also proposes adding storm shutters to the front windows. The shutters will slide into place when needed. Examples provided in photos. The addition of the proposed door and shutters may not be appropriate if the utilitarian character of the front entrance is to be preserved. However, the commission may determine the proposals are appropriate for the change in use (residential) which began about 2016.

Chairman Frisbee opened the floor for discussion.

Lindsey Menerey, 18 Noble St, came forward to answer the questions from the board.

Board Member Lisa Ellis asked if the shutters were going to be custom built and if they were going to be more traditional vs contemporary to match the door. Mrs. Menerey stated that they will be custom made and they are looking to match as much of the door as possible. Stated the main reason for the shutters was to keep the rain from coming in from the window.

Board Member Becky Carr asked if the door would be rounded out at the top or if there would be any other additional work. Mrs. Menerey said that the framer would come in and frame the door frame to the door that was selected. Additional wood would be added in and then painted to match the door.

Board Member Larry Gregory asked the applicant what their definition of clad wood shutters? Would they look more traditional, or would they be contemporary? Mrs. Menerey and Mr. Gregory went through all the options that were presented.

Chairman Frisbee asked the applicant if they are looking more for a contemporary look or traditional look as the house would fit more of a contemporary style. Mrs. Menerey agreed that she wants to go for a more traditional look.

Board Member Ellis stated that the door looks more traditional and that the shutters would fit if they looked more like the bottom of the door with a raised panel that would provide Mrs. Menerey with the functionality that she is wanting and stick with the traditional look. Mrs. Menerey agreed.

Board Member Larry Gregory asked if the door is going to be wood. Mrs. Menerey stated that the door was going to be wrought iron. Stated her previous wood doors started to allow water in and were breaking.

Chairman Frisbee closed the discussion and asked for a motion to be made.

Board Member Ellis made a motion to approve the replacement of the door as well as to install (2) barn- styled (sliding), wood storm shutters with raised panels to match the new door. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 4-0.

### **3. COP24-10. 216 W. Main St**

**Applicant: Todd Adams**

Mr. Hardegree stated per the original application COP24-10, the applicant proposes to replace the existing carport with a detached garage.

The house is Historic, Contributing. The carport to be demolished is non-historic, non-contributing.

Demolition of the carport is appropriate to provide space for the new detached garage and to correct the low spot that creates the drainage issues.

All materials as presented in the building elevations and description seem appropriate for the district for new construction. See plans and description. These materials have been approved previously for similar projects.

The detached garage seems appropriate for the property and district.

Variance V24-07 to reduce the side yard setback and allow the detached garage in the front yard of a multi-frontage lot was approved by the BZA on 2-8-24.

HPC review and approval is required prior to issuance of a building permit.

Todd Adams, 216 W. Main St, came forward to add that the outbuilding that is located on the property is 25 years old. The garage building will be located in between the house and the outbuilding. The second story of the garage will have triple pane windows to match the look of the home.

Chairman Frisbee opened the floor for discussion.

Board Member Elder asked a question regarding the garage that is being installed. If it is wood or a metal garage. Mr. Adams stated the door will be metal stamped to look like wood and is similar to what is depicted. The only difference might be the window size.

Board Member Carr asked if the driveway would remain gravel or will be extended. Mr. Adams stated that the driveway might need to be extended to match the width of the entry of the garage.

Board Member Ellis asked if there will be one light on the side of the house or two. Mr. Adams stated that there will be only one light present on the left side of the door.

Chairman Frisbee closed the discussion and asked for a motion.

Board Member Elder made a motion to approve the entire project list as submitted. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 4-0.

## **II. OTHER**

Mr. Hardegree came forward to discuss two topics with the board.

Mr. Hardegree came forward to discuss the approval to replace City Hall- The old fire station was approved to be torn down in order to build the new city hall. Would like the board to view the fire station to show the condition and why preservation and reuse is not an option.

The second topic Mr. Hardegree had was regarding IPADS being given to all board members to help eliminate paper costs.

Chairman Frisbee asked about the fencing surrounding the old police station. Keith Lovell, City Attorney, stated that this is due to the fire department using it as a training facility. Mr. Hardegree stated no permits will be issued for the building demolition or townhome construction at that location until this committee is able to review.

Chairman Frisbee also asked about the quiet zone for downtown Cartersville. Mr. Lovell stated that it has been approved and they are waiting on CSX. Projected to take 6-18 Months.

Chairman Frisbee adjourned the meeting at 6:00 PM

Date Approved: 04/16/2024

/s/   
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Greg Frisbee, Chairman