

Historic Preservation Commission Meeting  
10 N. Public Square  
April 18, 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, Lisa Ellis,  
and Vandi White

Staff Present: David Hardegree, Zack Arnold, Samantha Fincher, and Keith Lovell

Absent:

**1. Approval of Minutes**

Chairman Frisbee called for a motion to make two amendments to the March 21, 2023, meeting minutes. For Case COP23-06, 215 Leake St, Chairman Frisbee recommended amending the minutes to read: 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. And for case COP23-10, 104 Fite St, Chairman Frisbee recommended amending the minutes to read: Construct a new house on a crawl space with a flush rear wall, approx. 1,400 square feet. Board Member Carr seconded the motion. The motion carried unanimously. Vote: 6-0.

**1. COP23-13. 32 Cassville Rd. Applicant: Hudson & Co. LLC**

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director stated per the original application, COP20-32, the intent was to preserve the original carriage house, if possible. The application excluded the demolition of the carriage house where other accessory structures were identified for demolition.

The carriage house was a 4-sided brick structure with a single garage door opening oriented toward the Charles Street driveway. The most recent roof had been modified with a gabled roof constructed of, presumably, wood and wood siding. Staff was notified of the demolition and new construction on approximately March 23, 2023, by Code Enforcement, and A Stop-Work-Order was issued at that time.

The replacement structure is a detached garage in the same location as the carriage house. The new structure will be a 4-sided brick with a pitched, slate roof. The brick will be painted. Two wooden, carriage-style garage doors will be installed toward the south side. The 2x3 windows appear to be fixed windows. Window material was not provided. A standard door will be added to the driveway side of the structure. A metal awning will be added over this door. It appears that consideration has been given to the new structure's connection to the previous carriage house and to the new house in terms of design, function, size, scale, and materials. The Board of Zoning Appeals will also review this project on May 11th for a front yard encroachment of the accessory structure, case no.

V23-09.

Project Description:

1. Demolish approx. 20ft x 30ft. historic carriage house.
2. Construct a new detached garage in place of the carriage house, approx. 20ft. x 30ft.
3. Add concrete slab on grade.
4. Walls to be brick, painted.
5. Roof to be slate to match house. Roof pitch: 14/12.
6. Add cast stone corbels to corners.
7. Add (2) 9ft. x 7ft. wood, carriage style doors on the south side.
8. Add (1) ¾ light, wood standard door on east side.
9. Add metal awning over door on east side.
10. Add (2) windows, 26" x 50", to north side. Pain config. 2 x 3.
11. Add (1) window, 26" x 50", to west side. Pain config. 2 x 3.

Chairman Frisbee opened the floor for a public hearing.

JB Hudson, the contractor, came forward to represent the application. Mr. Hudson explained that a great effort was made to save the carriage house, but it was infeasible to repair due to foundation issues.

Barry Henderson, 4 Howard Heights, came forward in favor of the application.

Chairman Frisbee closed the public hearing for discussion.

Chairman Frisbee asked Mr. Hudson about the proposed window materials, to which Mr. Hudson replied that the windows would be simulated divided light wood windows. The window seal detail will match the windows of the home.

Board Member Galland made a motion to approve the application as submitted with the clarification of items 10 and 11. 10. Add (2) simulated divided light, wood windows 26" x 50", to the north side. Pain config. 2 x 3. 11. Add (1) simulated divided light, wood windows window, 26" x 50", to the west side. Pain config. 2 x 3. Board Member Carr seconded the motion. Vote: 6-0.

**2. COP23-14. 120 S Gilmer St. Applicant: MTC Properties, LLC**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the modifications were observed by staff on April 4, 2023, and A Stop Work Order was placed. Due to inclement weather, exterior openings were allowed to be enclosed or sealed. All other exterior modifications were suspended until the Historic Preservation meeting.

Mr. Hardegree stated building 103 and 117 were painted white in 2006 based on images and the approval letter provided with COP06-08. Modifications to the 103 building were reviewed and approved by the HPC on 7-17-18, and COP18-16. The old awnings were removed and entry doors with sidelight glass panels were removed, modified, or replaced with roll-up doors. Some window and door openings were enclosed with brick. Other

windows, that had been covered by siding, were exposed. The metal roof panels were painted as well as the decorative block on the rear of the building, which was previously painted, probably with COP06-08. The unpainted brick on the remaining (3) walls was painted white to match the buildings on the 103 property. An acrylic latex paint was used which is a paint suitable for masonry surfaces. Given the significant changes to the property and buildings over the years in the triangular block, some of which have been approved by the Historic Preservation Board.

Mr. Hardegree stated he needed to make two corrections to the task list. 2A) said to remove the right-side door but it should say replace the right-side door. And 3A) said remove siding over Tennessee Street windows west facing but should say east facing.

#### Project Tasks:

##### 1. General Building Items

- A. Paint unpainted brick on 3 sides of the building.
- B. Remove (4) fabric awnings.
- C. Paint metal mansard roof panels
- D. Paint previously painted architectural block, a rear wall (maintenance).
- E. Caulk and paint metal window frames (maintenance).

##### 2. For 100 suite side of the building (Gilmer St):

- A. Replace the right-side door and side lights with a roll-up door.
- B. Remove left side double doors, commercial style, with side lights and replace with new double doors, half-light.
- C. Add board and batten around double doors to fill previous window openings.

##### 3. For 200 suite side of the building (Tennessee St):

- A. Remove siding over Tennessee St windows (east facing).
- B. Remove (1) window and brick window opening on Tennessee St side.
- C. Replace (1) door and (2) sidelight windows with roll-up doors.
- D. Remove the siding over the window.
- E. Remove the door and window on the east side of the bump-out and brick both openings.
- F. Remove door and (4) windows on the south side of bump-out (front building face) and replace with double doors, new windowsill, and board and batten to fill previous window openings.
- G. Remove siding over windows west side of the bump-out.

Chairman Frisbee opened the floor for a public hearing.

Gary Temples, the applicant, came forward and stated he purchased this property and the adjacent property to the north, 103 E Main Street, in 2021. His intent was to make the entire triangular block attractive, inviting, and uniform in appearance.

Don Temples, the applicant, came forward to add that the property was purchased with the intent of restoring the building to its original appearance.

Chairman Frisbee closed the public hearing for discussion.

Board Member White made a motion to approve the application as submitted with the corrections to the project task list made by Staff. Board Member Gregory seconded the motion. Vote:6-0.

### **STAFF OR COMMITTEE COMMENTS**

Mr. Hardegree provided the Board with training opportunity dates. The Board is required by state regulations to take at least one training session per year.

The National Trust for Historic Preservation is holding two forum webinars. The first will be held on April 26, 2023, at 3:45 P.M., and the second part will be held on May 19, 2023, at 1:00 P.M.


The Historic Preservation Division and Georgia Trust for Historic Preservation Historic Preservation Conference will be held September 13-15 in Augusta.

The 2023 Georgia Downtown Conference will be held August 21-24 in Canton, GA.

Mr. Hardegree and the Board discussed the need to schedule a work session to discuss design standards and meeting protocols. This will be scheduled to occur during a scheduled Historic Preservation Meeting.

Chairman Frisbee discussed the City of Cartersville Community Engagement Survey and encouraged the Board to participate in the survey.

Chairman Frisbee adjourned the meeting at 6:45 PM.

/s/   
Greg Frisbee Brad Calland  
Chairman Vice Chairman