

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

I. Open Meeting

Called to order by Chairman Brad Galland at 5:30 PM.

Present: Brad Galland, Becky Carr, David Elder, Parmelee Miller, Larry Gregory, Becky Champion and Lisa Ellis

Absent:

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

1. Approval of Minutes

Chairman Brad Galland called for a motion to approve the minutes of the last meeting. Board Member Becky Carr made a motion to approve the meeting minutes as edited from October 15, 2024. Board Member David Elder seconded the motion to approve the minutes. The motion carried unanimously. Vote: 6-0.

Certificate of Preservation:

2. COP22-203. REV1 318 W Cherokee Ave.

Applicant: UGA Extension Office

David Hardegree, Planning and Development Assistant Director stated the applicant is wanting to add a greenhouse in the side yard of the corner lot.

The history of the property shows that the property was constructed c. 1900-1909. The tax assessor shows the property constructed in 1940. The property is historic, contributing. No COP's on file.

The initial review in January 2022 resulted in the Commission asking for alternate greenhouse locations after an adjacent neighbor requested this. The application was withdrawn following the discussion. No other viable alternatives were identified. The project stalled for 2-1/2 years. In October 2024, the applicant begins construction on the greenhouse foundation in the original side yard location. The greenhouse has a smaller footprint. No changes in material from the initial presentation. It is the applicant's intent to have the greenhouse constructed by year's end. The location and size meet all zoning requirements for a corner lot. Avoids all conflict with utilities and fire code.

Chairman Brad Galland opened the floor to discussion.

Chairman Galland asked a question regarding a local government is not required to get a certificate of appropriateness. Mr. Hardegree agreed that Georgia Code Section 44-10-27 states that local government is not required to get a certificate of appropriateness and should provide a 45-day notice to the preservation commission before starting work and to allow the commission an opportunity to comment.

Board Member Champion asked if it was possible to add landscaping to dress up the area surrounding the greenhouse. Mr. Keith Lovell, City Attorney, stated that all the board can do is give a recommendation to the applicant. The city usually sees requests from the local government every 4/5 years. Once a recommendation is given to the applicant, they can either incorporate it into the plans or refuse the recommendation.

Mr. Paul Pugliese, 320 N Charles Ave, came forward and gave an overview of the project. The green house will be used in an educational environment. They have raised the funds from community sponsors and involvement as well as county funds. In July 2024, the Bartow County Commissioner approved the greenhouse and site preparation happened in October 2024. The applicant stated that he is more than willing to hear any recommendations or feedback from the board.

Mr. Edward Kinsel, 115 Tabernacle St, came forward in opposition believing that the green house would ruin the historic nature of the buildings. Mr. Kinsel stated that proper notice should have been given to the community.

Board Member Champion stated that she understood Mr. Kinsel's issues and would like the applicant to address the aesthetic issues to make it look nicer to view from the surrounding properties.

Board Member Galland asked due to the original size of the greenhouse being smaller was there a discussion of it moving to the parking lot. The applicant stated that all angles were looked at. The issue was that it had to remain off city property and that it went against the fire code. Mr. Galland asked if the greenhouse would give off additional light at night. The applicant stated that there are four surrounding light post on the lot for security reasons. Those lights give off more light than the greenhouse will give off.

Board Member Ellis asked regarding the educational aspects of the greenhouse. The applicant stated that it would be used for both adults and children. Ms. Ellis asked if there will be plant sales at this location. The applicant stated that the plant sales take place at Roselawn twice a year during their festivals. There will be no plant sales at the location. Ms. Ellis also asked regarding what type of fencing would be placed around the storage area. The applicant stated they have not decided but would like it to be a solid fence so you could not see behind it. He would be willing to take recommendations from the board.

Board Member Miller asked if there are any other options of styles that could be used for the greenhouse. The applicant stated that the greenhouse chosen was the most cost effective and that most are more of a modern style.

Mr. Keith Lovell stated that the board does not need to make a motion since local governments do not require approval but if the board wants to add recommendations that they will need to have a motion for this item.

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

Board Member Champion made a motion to approve the application with the recommendation of adding landscaping around the greenhouse to make it more aesthetically pleasing. Board Member Ellis seconded the motion. Motion carried in favor. Vote: 5-0-1 with Board Member Larry Gregory abstaining.

3. COP24-29 39 Cassville Rd.

Applicant: George and Traci Shropshire

Mr. Hardegree stated with application COP24-29, the applicant is wanting to construct a pool, pool house, and detached garage to the rear of the house, but in the Wofford St. front yard.

The history of the location shows that the Bartow County Tax assessor's records state the home was built in 1920. GHRS states the home was constructed between 1920-1940. House is historic, contributing.

There are two accessory structures on the property where these structures will moved or demoed. Proposed work to be completed is listed below.

New Construction- Pool and Pool house

1. Demolish existing accessory structure near Wofford Street. (TBD)
2. Construct (2) retaining walls with a max, height of 30in. with steps to access pool and pool house. Material to be painted brick or stone.
3. Retaining walls are shown with end columns on the site plan.
4. Construct concrete or stone walkway from house to pool and pool house.
5. Construct pool, estimated at. 15ft x 30ft.
6. Construct concrete or stone decking around pool.
7. Construct approx. 60ft x 77ft pool house. See elevations.
8. Pool house to reflect style and materials of house.
 - a. Brick walls to be painted white to match house
 - b. Windows and doors to be wood or metal to match house.
 - c. Asphalt shingle roof.
 - d. Trim boards to be wood or composite materials. Paint to match house.

New Construction- Detached Garage

1. Demolish existing accessory structure south of driveway/parking area. (TBD)
2. Construct 29ft x 41ft detached garage south of existing driveway/ parking area.

3. Garage to reflect the style and materials of house.
 - a. Brick foundation walls to be painted white to match house.
 - b. Composite lap siding above brick foundation.
 - c. Windows and doors to be wood or metal to match house.
 - d. Asphalt shingle roof.

Trim boards to be wood or composite materials. Paint to match house

Chairman Galland opened the floor for discussion

Chip Shropshire, 39 Cassville Rd, came forward and stated that the two accessory structures will be relocated on the property.

Board Member Elder asked if there were any plans for street access on Wofford Street to the pool house. The applicant stated that there would be access.

Board Member Champion asked regarding the fence being extended. The applicant stated that the fence will be extended to the garage area.

Chairman Galland thanked the applicant for the drawings given that painted the picture of what was taking place.

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

Board Member Ellis made a motion to approve the application as presented to the board. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 6-0.

4. **COP24-15 REVI-1 19 Erwin St.**

Applicant: City of Cartersville

Mr. Hardegree stated with application COP24-15, the applicant wants to provide an update to the new city hall campus plans. Floor Plans were provided in the packet that was given. Mr. Hardegree stated that he hopes to have elevations in the next few months.

Chairman Galland opened the floor for discussion

Board Member Carr asked if there was an approved square footage. Mr. Hardegree stated he did not have that information, but he could get it and bring it back to the board.

Board Member Galland asked with the rate that the city is growing will the new city hall building have room for growth in the building. Mr. Lovell stated that when he spoke with the city manager there are additional offices and at this time there are no plans for the old post office area.

Board Member Galland asked if the old City Hall would be torn down. Mr. Hardegree stated that it would be torn down. Mr. Galland also stated that he believes this is the opportunity to do it right and one ask from the board would be brought along with the process and allow feedback.

Board Member Elder stated that given the samples the building looks to be very modern and contemporary asked if the would be held to the DBD design guidelines. He believed that the building would blend in with the surrounding buildings. Mr. Hardegree stated that the characteristics of Croft's design style were more contemporary. As far as the guidelines for the DBD, the city does have copies of the design guidelines to go by.

Board Member Ellis revisited the conversation from a previous meeting about the new building mimicking the old city fire station and how that would be incorporated into the new building.

Board Member Champion asked what percentage of customers pay from walking in, online, or mail in versus using the drive thru they are planning on removing. Mr. Hardegree stated the last number that he received was that there were around 1,000 cars that use the drive thru monthly. Mr. Lovell stated that there are no plans for a drive thru on the new structure.

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

II. OTHER

Chairman Galland asked if there were additional items to discuss.

Mr. Hardegree stated that he provided the board a draft copy of the new bylaws allowing the chairman to vote in meetings. Mr. Hardegree would like the board to vote on the new bylaws at the next meeting.

Chairman Galland adjourned the meeting at 6:30 PM

Date Approved: 12/17/2024

/s/ _____
Brad Galland, Chairman