

Historic Preservation Commission Meeting
10 N. Public Square
June 20, 2023
5:30 P.M.

I. Open Meeting

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

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

1. Approval of Minutes

Vice Chairman Galland called for a motion to approve minutes of the meeting on April 18, 2023 and May 16, 2023. Board Member Becky Carr made a motion to approve both meetings. Board Member David Elder seconded the motion. The motion carried unanimously.

Vote: 4-0

Certificate of Preservation:

1. COP23- 15. 411 W. Main St.

Applicant: Hollie Ellenburg

Vice Chairman Galland called for the next item on the agenda. Zack Arnold, Assistant City Planner, stated per the original application COP23-15, the intent is to construct a 2- tier, natural stone retaining wall along W. Main St. Property was properly posted.

The home was constructed c.1940 according to the Bartow County Tax Assessor. GHRS shows date range as c.1895-1904. COP15-08. Multiple exterior and site renovations. Approved 4/21/15. Replace the front-east wall with board & batten siding. Denied 4/21/15.

The owner wishes to improve the appearance of the property by minimizing the front yard slope along W. Main St. The slope to the sidewalk was grass prior to the initial disturbance. A Stop Work Order was posted once the unreviewed work was observed. New wall type – Natural stone boulders and/ or stacked stone. See application for wall examples. Landscape material and sod will be installed to complete the wall and stabilize the soil.

HPC review guidelines are limited to Sec. 9.25-54, Part 1, Sec. M:

M. Aesthetic recommendations:

1. Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
2. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip lines of trees.
3. Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

The proposed retaining wall type, dimensions and location are compliant with the zoning ordinance per Sec. 4.16.

The water department requires that the water meter be relocated. It conflicts with the proposed wall location. See attached sketch with notes. Also, the wall should maintain a min. 5ft. separation from the natural gas line.

Project Task:

1. Construct 2- Tier, natural stone retaining wall along W. Main St. Approx. length 60 ft. per tier.
2. Add landscape plantings between tiers and above upper tier.
3. Add sod to the area between the lower tier and sidewalk.

Vice Chairman Galland opened the floor for a public hearing.

Hollie Ellenberg, 18 Mountain View Ct, Owner of Fox Glove and Wildflowers, came forward to represent application and gave a brief description of the work that was being completed. She also stated she spoke with the water department and found a solution to move the water meter.

Kathi Francesconi, 416 W Main Street, came forward in to speak for the application. Mrs. Francesconi stated that this will greatly improve the property and will be a good asset to the neighborhood.

Raborn Taylor III, 414 West Main St, came forward to speak for this application. Mr. Thomas stated he was in favor of what this will do for the home.

Vice Chairman Galland closed the public hearing for discussion.

Mr. Arnold stated no further permits would be needed. Mr. Elder asked the applicant if the wall would curve. Ms. Ellenburg stated that it would curve back into the earth.

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

2. COP23-16 17 E Church St.

Applicant: Art in Bartow

Vice Chairmen Galland called for the next item on the agenda. Mr. Arnold stated per the original application, COP23- 16, the intent is for a variance request to increase wall sign criteria for the installation of the mural on the east side of the wall. Wall is currently painted brick.

The structure was constructed c.1900 according to the Bartow County Tax Assessor. GHRS shows c. 1940. COP19-22. Replace the French doors with a 2/3 lite fiberglass, ADA compliant door (36in. wide) and add two masonry columns on each side of doorway for structural support. Approved 8/20/19.

Art in Bartow is proposing a painted mural on the east facing wall of 17 E. Church St. The wall is approx. 35ft. long and 15ft in height or approx. 525sf. The wall is currently painted brick. The mural may also serve as a wall sign for the buildings tenant, LIVE2540, also known as LOVE, with a location at 24 E Church St. The 17 E Church St. location is used for storage by the tenant.

There are no city ordinance sections for murals, so the precedent has been to define murals as signs. Typically, murals exceed the height and area allowed for wall signs, so a variance is needed. This is true for this project. Because a variance is needed and the project is in the DBD historic district, HPC review is required.

The only HPC reviewable item related to the proposed mural is the painted vs unpainted brick issue. Since the mural is proposed on a painted brick wall, this would be compliant with the HPC ordinance, Sec. 9.25-52 Part 1, subsection (9).

The Board of Zoning Appeals (BZA) will be reviewing the project for sign ordinance requirements. A variance hearing is scheduled for the BZA on July 13th, file V23-15. The following requirements will be reviewed:

1. Increase wall sign area from the allowed 70sf to approx. 525sf, per Sec. 20-27 (1) General Regulations, subsection (f)(1)
2. Increase height from the allowed 24in. to approx. 15ft. per Sec. 20-27, General Regulations, subsection (f)(4); and
3. Allow a painted wall sign in the DBD, per Sec. 20-27 (3) Prohibited signs in the DBD district, subsection (c)

The HPC may have an opinion on the item 3 above.

The mural does comply with all other sign requirements. Staff supports Art in Bartow initiatives including the addition of this mural downtown. It is believed that the content of the mural, "LOVE", is merely coincidental to the name of the company renting space, and is indicative of positive, family friendly messaging expected of all artwork in the Cartersville community.

Project Task:

1. Paint Mural on east side of wall. Wall is currently painted brick.

Vice Chairman Galland opened the floor for a public hearing.

Barry Henderson, 4 Howard Heights Cartersville, Chairman of Art in Bartow, came forward to represent the application and gave a brief description of the application.

Mr. Taylor returned to the podium to express his support of this application.

Vice Chairman Galland closed the public hearing for discussion.

Mr. Elder stated this would be a great addition and asked if Art in Bartow would maintain the mural. Mr. Henderson stated yes, Art in Bartow would maintain.

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

Vice Chairman Galland adjourned the meeting at 5:51 PM.

Date Approved:

/s/ _____
Greg Frisbee, Chairman