

Historic Preservation Commission Meeting
10 N. Public Square
March 15, 2022
5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee

Present: Greg Frisbee, Becky Carr, Lynne Pritchett, Vandi White, Brad Galland and Jeff Glover
Staff Present: David Hardegree, Samantha Fincher, and Keith Lovell
Absent: Larry Gregory

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member Pritchett made a motion to approve the meeting minutes from February 15, 2022. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 5-0.

2. COP21-21 REV-1. 155 W Main St. Applicant: Garrett Dickerson

Chairman Frisbee called for the next item on the agenda. David Hardegree, City Planner stated the applicant, Garrett Dickerson, came before the Board February 15, 2022 with a last minute change request to replace front door with a new 8-0 wooden door with glass. The Board granted a blessing but could not take official action.

Chairman Frisbee opened the floor for discussion.

Board Member White made a motion to approve the new 8-0 wooden door with glass. Board Member Carr seconded the motion. Vote: 5-0.

3. COP22-05. 49 Cassville Rd. Applicant: Beth Tilley

Chairman Frisbee recused himself.

Chairwoman Pritchett called for the next item on the agenda. Mr. Hardegree stated the applicant, Beth Tilley, request to add a fireplace to a room on the right, rear of the house. The chimney will have minimal impact to the roof. The exterior cladding of the fireplace will be stucco to match the exterior wall, instead of cedar shake as described in the application. One window in the second floor gable will be removed. A section of privacy fence will be installed along the Wofford Street property line pending variance approval. Lastly, the existing accessory structure will be relocated.

Applicant, Beth Tilley, came forward to answer questions from the Board.

Chairwoman Pritchett opened the floor for discussion.

Board Member Carr made a motion to approve the fence pending variance approval. Also, to include clarification of the fireplace cladding to be stucco. Board Member White seconded the motion. Vote: 4-0.

Chairman Frisbee entered back into the meeting.

4. COP22-06. 566 W. Main St. Applicant: Tyson B. Smith.

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant, Tyson Smith, proposes to add a detached garage, swimming pool, and covered porch to the rear yard. Board and Batten is proposed on the garage addition. Sufficient buffers through landscaping and/or fencing will be established to minimize impact to adjacent properties along the rear and side property lines. The proposed porch addition to the rear of the house are minimally invasive, and could be removed at any time and still maintain the integrity of the original structure. Mr. Smith would like to paint the exterior unpainted brick, replace the front door, and replace the vinyl siding with board and batten.

Applicant, Tyson Smith, came forward to answer questions from the Board. He added they would like to replace the front door with a 3/4 light door. Panels to remain.

Chairman Frisbee opened the floor for discussion.

The Board discussed whether painting the brick is appropriate. Mr. Hardegree stated the painting of the unpainted brick may be allowed as the house is non-historic and non-contributing. The design standards are currently written to protect historic, contributing properties. The 1980s brick is a hardened brick. Modern brick and mortar structures still require moisture and air exchange to occur. If permitted, the brick and mortar portions of the house should be coated with a breathable paint.

Board Member White made a motion to approve the application as submitted with the language to add a 3/4 light door. Panels to remain. Board Member Pritchett seconded the motion. Vote: 5-0.

5. COP22-07. 762 West Ave. Applicant: Derek Geldhauser

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant, Derek Geldhauser, proposes to replace the eleven existing 6x6 support posts with eleven Greek columns with a Doric capital. Replace dormer siding with cedar shake. Currently, the windows are trimmed with a simple 1x 6 board. Mr. Geldhauser proposes to add additional decorative trim to the top of the windows on the home and garage. Upper and lower side windows included. Front door will be replaced, no sidelights as shown in application. Lastly, a circular driveway is proposed. Mr. Hardegree presented the Board with the email responses for application clarification. The Board requested this information to be included in the minutes. Attached as attachment "A"

Applicant, Derek Geldhauser, came forward to answer questions from the Board. Mr. Geldhauser stated that GDOT denied the driveway request and confirmed the cedar shakes will be stained.

Chairman Frisbee opened the floor for discussion.

The Board discussed the columns and compared them to 308 West Cherokee.

Board Member made Glover made a motion to approve the application as submitted with the addition of garage dormers with cedar shakes. Reference columns to match the existing columns at 308 West Cherokee. Removal of the driveway request. Board Member Galland seconded the motion. Vote: 5-0.

6. COP22-08. 203 S. Bartow St. Applicant: Robert Adams

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the original house has experienced multiple additions including a wraparound porch. A porch wraps around the North East corner of the house. A portion of the northern porch along Leake Street has been enclosed as a screened porch. There is no documentation when this occurred. The applicant proposes enclosing the screened porch area to create a sunroom. The proposed materials will be similar to what is currently used. The door and transom window will be installed on the east sidewall of the sunroom facing South Bartow Street. Door will be fixed. The casement windows will be Anderson 400 series windows Aluminum exterior with wood interior, SDL with grill spacers. A decorative window will be installed on the west side wall of the sunroom.

Applicant, Robert Adams, came forward to answer questions from the Board and stated changes are not permanent and mostly hidden by landscaping.

Chairman Frisbee opened the floor for discussion.

The Board discussed the window proposal and preferred the grids.

Board Member Pritchett made a motion to approve with the clarification of having grids in the casement windows. Board Member White seconded the motion. Vote: 5-0.

7. COP22-09. 341 W. Cherokee Ave. Applicant: Michelle Everett

Chairman Frisbee called for the next item on the agenda. Mr. David Hardegree stated the original house style is mid-century modern ranch house. The house was constructed with a combination of brick and board and batten on the exterior. The enclosed carport, bay windows and front living room expansion likely occurred after the house was originally constructed. The enclosed carport may have been an addition based on the lower elevation of the roofline compared to the primary structure but cannot be confirmed. A sunroom addition was added to the rear of the house. The applicant proposes a series of modifications to existing structure as well as adding a 2nd story.

Architect, Michelle Everett, came forward to answer questions from the Board. The materials and roof slope will match existing home. Mrs. Everett clarified the chimney was not on the drawings but will remain and the steps to the door will be brick.

Chairman Frisbee opened the floor for discussion.

The Board discussed the condition of the home and complimented the plans.

Board Member Pritchett made a motion to approve as submitted. Board Member Glover seconded the motion. Vote: 5-0.

8. COP22-10. 133 Cassville Rd. Applicant: Dr. Olivia Merandi. Concept discussion for COP application

Chairman Frisbee called for the next item on the agenda. Mr. David Hardegree stated this item is for concept review. Dr. Mercandi has purchased this building built in the fifties and plans to turn it into a dental office. She provided plans for the Board to review and give feedback before she proceeds with the architect. She would like to recycle the hard pine and incorporate it back into the building. The Board stated this remodel would be a great improvement to the building.

STAFF OR COMMITTEE COMMENTS

Board Member Glover provided an update on 7 Oakland Street. He stated that have ran into problems that have delayed the project completion.

Chairman Frisbee adjourned the meeting at 6:53 P.M.

/s/ _____
Greg Frisbee
Chairman

Attachment "A"

David Hardegree

From: Derek Geldhauser [REDACTED]
Sent: Monday, March 14, 2022 9:47 AM
To: David Hardegree
Subject: [EXTERNAL] Re: HPC application- 762 West Ave. COP22-07

Follow Up Flag: Follow up
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CAUTION! : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender [REDACTED]

Thanks David, I apologize for missing the questions you had last week. I didn't see the email until this weekend. See answers below. I will reach out to GDOT to discuss the circular drive.

Regarding the decorative trim proposed for the windows:

1. Will trim be added above and below the existing trim boards? The image in your application has a red arrow pointing to a new cap above. The image also shows a sill and trim board below. The current windows do not have lower trim board. **Just above**
2. Will decorative trim be added to the dormer windows? **Yes**
3. Will decorative trim be added to the side windows, both lower and upper stories? **Yes**

Regarding the front door replacement, side lites (windows) are shown in the example. Will side lites be added with the door replacement? **No**

On Fri, Mar 11, 2022 at 6:15 PM David Hardegree <dhardegree@cityofcartersville.org> wrote:

Mr. Geldhauser,

Attached is the case file and agenda for Tuesday's HPC meeting. The files are also online at <https://www.cityofcartersville.org/meetings>

Please attend to represent the application. Tues. March 15th. 5:30pm. 3rd fl City Hall in Council Chambers.

Contact me with any questions.

David