

Historic Preservation Commission Meeting
10 N. Public Square
October 17, 2023
5:30 P.M.

I. Open Meeting

Called to order by Board Member Becky Carr at 5:31 PM.

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

1. Approval of Minutes

Board Member Elder made a motion to approve the meeting minutes from September 19, 2023. Board Member Ellis seconded the motion. The motion carried unanimously. Vote:4-0

Certificate of Preservation:

2. COP23-23. 219 S. Bartow

Applicant: Lynn Aycock

David Hardegree, Planning and Development Assistant Director, stated per the original application COP23-23, the intent is to replace all windows at the property.

History of Property- GHRS shows the house was built c. 1900. The tax assessor shows the house was constructed in c.1930. The property is historic, contributing.

Previous work completed under COP12-10. Applicant added a fence along property line. Approved 6/13/12.

House type is Bungalow Side-gable. House style is Craftsman.

The application is to replace the existing wood windows with vinyl windows, Pella 1500 series. The wood windows appear original to the house. All windows have a 4/1 pane configuration with profiled, divided light muntin's. This type of wood-to-vinyl replacement request is typical and other similar projects have been approved previously. Four (4) windows were replaced by the previous owner without HPC review. These windows may not all be replaced at the same time, but an approval allows 18 months for the approved scope of work to be completed indicating the subfloor and support structures are failing.

Project Tasks:

1. Remove (9) wood windows. 4/1 with the 4 upper panes being vertical.

2. Add (9) Pella 150 series, DH, vinyl windows. Same grid pattern as existing, 4/1
3. Window dimensions vary.

Board Member Carr opened the public hearing.

Lynn Aycock, 219 S Bartow, stated the previous owner completed some windows prior and will be replacing the 9 additional windows on her home.

Board Member Ellis asked the applicant once all 9 windows have been replaced, will they all match? Ms. Aycock stated that they will all be the same window minus one that is a smaller decorative window that has historical value in the home.

Board Member Carr asked the applicant if they will have the grid pattern on the inside of the windows on the outside. Ms. Aycock stated that it will be in between the windows.

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

3. COP23-24. 126 Cassville Rd.

Applicant: Gabriela Salas

Mr. Hardegree gave an overview of the application, stating that per the original application COP23-24, the intent is to demolish the existing home.

History of Property- This house was constructed in 1906 per the Bartow County Tax records. No GHRS for this location.

The house is historic, contributing. The house type is gabled-wing cottage. The housing style is undetermined. Site visits were performed on 8/7 and 8/15. Photos were included. A rear addition to the house including a deck was made, but no documentation could be found notating the date of the additions. The house needs many exterior and interior repairs. Most notably, a new roof is required, but this may require repairs or modifications to the rafters in addition to decking and shingles. Water damage is evident throughout the house, in the ceiling, on the floors and on the porch. The rear addition to the house is missing much of the roof and flooring and is pulling away from the original house thereby allowing weather and insect intrusion. The original rear walls and floor structure are compromised. The main floor is soft and flexes when walked on indicating the subfloor and support structures are failing. There is a large hole in the floor near the front door. Mold and mildew exist throughout the interior.

The original windows are, generally, intact. The original fireplace mantle and cast-iron features are intact on either side of the central chimney.

Charlie Waits, Building Official, inspected the house approximately Monday, Aug. 28th, and offered that the investment required would greatly surpass the value of the house. The tax record report was included along with a repair estimate. The repair estimate is probably low for the

repair of walls and floors. The chimney stacks appear to have been removed or at least lowered below the roof line. There are many serious issues with the house and the repair estimate that was obtained came to \$109,000. Mr. Hardegree that the tax assessed values have been given to compare the cost of two.

No plans have been presented for replacement or future development. Since the lot is zoned M-U, other development options do exist.

Project Scope:

1. Demolish Existing House; and,
2. Grade, grass and stabilize site.

Board Member Carr opened the public hearing.

Applicant, Gabriela Salas, 155 W Putnam Ferry Rd, to the podium along with Jackie Medina, interpreter provided by the city. Ms. Salas asked for permission to demolish the home.

Mr. Guy Parmenter, 114 Cassville Rd, lives 2-3 doors down from this property. He has no concerns regarding the demo of the property. The only concern he has is that since it is zoned multi-use, he does not want to see apartments or other multi-use property built. He would like to see a single-family house built back in its place.

Board Member Ellis stated that she hates to see a historic home go away and would find it devastating to lose something that is over 100 years old.

Board Member Gregory asked a question regarding if we require a site plan prior to demo. Site plan requirement implies that we would be getting something back in its place. Mr. Hardegree replied stating that we did not need to have a site plan.

Board Member Carr stated further site plans for the site will be brought before the board and voted on.

No motion or vote was given by the board. Keith Lovell, City Attorney, stated that if not vote is received, HPC applications are automatically approved within 45 days of submittal.

4. COP 23-25. 200 Leake St

Applicant: Bartow Family Resource Center

Mr. Hardegree gave an overview of the application, stating per the original application CO 23-25, the intent is to construct a 20'x30' storage shed to rear of building.

History of the property: No GHRS. The tax assessor shows the building was constructed c. 930. The property is historic. No determination on contributing or non-contributing status. No COPS on file.

The application is to add a 20'x30' storage building to the rear of the existing building. This is a corner lot with two front yards and two side yards. The building is proposed in a location that does not require a variance. The 5ft. required setback from the property lines can be met. The structure will be screened from existing properties by existing privacy fences and vegetation. The structure will sit on a concrete slab. Walls will be 8' or 9' in height. Exterior to be board and batten. Roof to be asphalt shingle to match existing building. A double metal door will provide access. See example. Staff are authorized to approve accessory structures up to 200sf.

Project Scope

1. Remove/Relocate Playground
2. Add 20'x 30' accessory structure (storage shed) without windows to rear of building.
3. Add concrete slab.
4. Add board and batten siding. Paint siding.
5. Add (1) set of double metal doors insulated.
6. Add asphalt shingle roof to match existing building.

Board Member Carr opened the public hearing.

Ron Goss, 120 W. Cherokee Ave, stated that this space is going to be used as a storage area. This is the most private location he has on the lot and will have a foundation making it more permanent on the property. Roofing material will match the building. No windows will be added to help deter crime from taking place on the property.

Board Member Elder asked if the structure will be visible from the street? Mr. Goss stated that it will not be visible from the street as the 6ft privacy fence will cover it being in view.

Board Member Gregory asked if the new storage building will back up to the existing building. Mr. Goss stated that it would not. It will be located behind the building.

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

5. COP23-26 30 W. Main St.

Applicant: Dede Florence

Mr. Hardegree gave a detailed overview of the application stating that per the original application CO 23-26, the intent is to paint unpainted brick, add lighting, and repaint existing sign.

History of the property: Bartow County Tax Assessor's records state the structure was building in c.1900 with effective year built 1900. GHRS state structure was built c.1900.

The structure is Historic, contributing per records at the time the historic district was established. However, based on the c. 1900 picture and building today, a remodel or rebuild occurred after 1900, presumably in 1990 per the tax records. The current front facade may not be historic. The front façade of the building has been changed regarding the style and probable color of the brick and the front wall has been recessed relative to the buildings to it's east, 28 and 26 W. Main St. The front facades of the buildings to the west, 32 and 34 W. Main St, have also been recessed from the c.1900 photo. The applicant proposes to paint the unpainted brick on the front of the structure (Main St side). See Sec. 9.25-52, Downtown Business District Historic District, Part 1 item 9, Exterior Walls, sub item (A): A. Painting, sealing, or applying other types of coatings to unpainted masonry is prohibited without Commission approval. One shall not sandblast exterior surfaces. Use the gentlest means possible to clean exterior materials. When repointing brick or other masonry walls, one shall use a historic mortar mix (softer than modern mixes), matching the original mortar joints. The commission may grant a variance to permit the painting of unpainted brick per Ord. Sec. 9.25-34 (k), Undue Hardship. No determination has been made as to the true age of the brick. It may be 1990 brick. The applicant is proposing a whitewash technique. No maintenance of the brick or mortar is proposed. No low-pressure wash of the brick façade is proposed. No painting or other modifications are proposed to the rear of the building. The applicant also proposes to add (3) gooseneck lighting fixtures to light the existing sign. No lights are currently on the façade. The sign is to be repainted. This is a maintenance item.

Project Scope:

1. Unpainted brick on structure (Front Only).
2. Add (3) gooseneck lights over existing sign.
3. Repaint existing sign (Maintenance)

Board Member Carr opened the public hearing.

Dede Florance, 30 W Main St., came forward to provide more information on the common wall that all businesses are sharing. The applicant wants to do a whitewash brick, so it is still allowing the brick to breathe.

Board Member Ellis wanted to make sure that the common wall at 32 W Main St would not be painted and that everything that matches the rest of the building can be painted.

Board Member Elder asked the question that if it is approved will a variance need to be given. Mr. Lovell stepped in and stated that we would need a variance since painting of the brick is not in the ordinance. The board will need to do an approval for the variance and then approval of the lights and sign.

Board Member Carr asked if you must give a reason in the variance. Mr. Lovell said no. Board Member Ellis made a motion to approve the variance for 30 W Main St. Board Member Elder seconded the motion. Motion carried unanimously. Vote: 4-0.

Board Member Elder made a motion to approve the signage and lights. Board Member Gregory seconded the motion. Motion carried unanimously. Vote: 4-0.

II. OTHER

Board Member Carr asked about the mural ordinance. Mr. Hardegree stated it was pushed back and is still under review.

Board Member Gregory asked if the Olive Garden is still looking to come to Cartersville. Mr. Hardegree stated that the plans have been submitted. Mr. Lovell stated that there are access issues that need to be worked out with the GA DOT.

Board Member Carr adjourned the meeting at 6:15 PM

Date Approved:

/s/ _____
Greg Frisbee, Chairman