

Historic Preservation Commission Meeting Minutes
10 N. Public Square
February 20, 2024
5:30 P.M.

I. Open Meeting

Called to order by Chairman Frisbee at 5:27 PM.

Present: Greg Frisbee, Becky Carr, David Elder, Lisa Ellis, and Vandi White

Absent: Brad Galland, Larry Gregory

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

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member David Elder wanted one correction to be made regarding his name being misspelled. Correction was made. Board Member Elder made a motion to approve the meeting minutes from January 16, 2024. Board Member Becky Carr seconded the motion to approve the amended minutes. The motion carried unanimously. Vote: 4-0

Certificate of Preservation:

2. COP24-07. 23 Etowah Drive

Applicant: Ivan and Leah Phillips

David Hardegree, Planning and Development Assistant Director, stated per the original application COP24-07, applicant proposes exterior changes to the front porch, addition of fencing and walls to side yards, and rehabilitation of accessory structure for guest house.

History of the Property- Bartow County Tax assessor's records state the house was built in 1886. Georgia Historic Resources Survey states the house was built between 1960-1969. Applicant provided evidence with COP20-31 that the former Dr. Wofford's house, a 75-yr old, double gabled wing cottage, was relocated from 200 W. Main St. to 23 Etowah Dr. on January 19, 1961. Brick wings were added to each end after the move in 1961 to create a brick ranch styled house. Over time other modifications have occurred that disguise the original house structure. The gabled wings have been removed, possibly with the 1961 modifications. The original house structure would be dated c.1886. Major renovations and modifications would be dated 1961.

Previous COPs on File:

COP21-12: Multiple site and house improvements. Approved. 5-18-21. Paint unpainted brick-entire house. Denied 5-18-21. Overturned on appeal, 6-3-21.0

COP20-31: replacement of metal windows with Andersen Series Fibrex windows. Approved on November 17,2020

Analysis of the COP: The house is Historic and Contributing. The guest house is historic based on tax records, c. 1959. The applicant is proposing (3) project scopes identified and described on the application and per the submitted plan document. Specific materials to be used are not identified for use on the front porch portico or guest house. It is presumed that wood or composite materials will be used for most of the construction to match the existing house and accessory structure. The Commission should ask for clarification on the materials to be used.

Project Tasks:

Front Porch Portico Addition:

1. Add portico to front porch aligned with front door.
2. Add (2) additional columns for support.
3. Material to be wood or wood composite.
4. Roof Material should be asphalt shingles to match. No details provided.

Side Yard Walls/Fences:

1. Add brick masonry wall with columns to the left side of the house at driveway.
2. Add wrought iron gate to left side for rear yard access.
3. Add wrought iron fence to the right side of house.

Guest House Rehabilitation:

1. Expand guest house on east side. See the floor plan.
2. Add wrong around wood, porch/deck on east and north sides with (2) sets of steps.
3. Add/replace windows using Anderson Series Fibrex Windows or similar.
4. Add stone to cinder block, crawlspace foundation.
5. Add/ Replace gutters as needed.
6. Siding and trim details to be wood and/or composite.
7. Replace asphalt shingle roof, as needed (maintenance).
8. Replace rotted wood sheathing and siding as needed (maintenance).
9. Replace rotted wood trim and other wood components as needed. (maintenance)

Jim Macht, 215 W Cherokee Ave, came in place of the applicants. Stated the carriage house will have no addition to the heated space that a deck and a covered porch will be added. The doors that are present will remain and the entire house will be painted. The Main house will have a portico added to the front which will bring more architectural elements to the house. As far as the walls are being built, they will mainly be around the parking area of the home.

Chairman Frisbee opened the floor for discussion.

Board Member Vandi White asked if the columns would remain on the porch area. Mr. Macht replied that they would, and they would be adding additional columns to create the portico.

Chairman Frisbee asked if the pitch stating it was rather low. Mr. Hardegree stated that the ordinance calls for the pitch to be 6/12 pitch. The sketch that was provided looked a bit flat. Mr. Macht stated that the 6/12 pitch is doable for this renovation.

Chairman Frisbee also asked if there would be any additions to the driveway that would need approval during this meeting. Mr. Macht stated that the homeowners had not fully decided and that they would come back in front of the board.

Board Member Elder asked about the foundation and what it was going to be covered with. Mr. Macht stated that there will be a stucco veneer added that will be painted.

Board Member White asked regarding the existing garage doors on the carriage house and if they would be operable. Mr. Macht stated that they would be operable and fixed.

Board Member Elder asked if they will be in front of the new sliding doors. Mr. Macht stated they would be left open like shutters on the house and will be able to be closed if the homeowner wanted them to be.

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

Board Member Elder made a motion to approve the entire project list on the front of building only as submitted. Board Member Ellis seconded the motion. Motion carried unanimously. Vote: 4-0.

3. COP24-08. 11 Luckie St.

Applicant: Gary L. White

Mr. Hardegree stated per the original application COP24-08 applicant proposes a new house to be built.

History of the Property- The original house was constructed in 1968 per the Bartow County Tax records. No GHRS for this location.

COP23-20. Demolish original house damaged by fallen tree. Approved 9-19-23.

Analysis of the COP: The new house type and style are undetermined. All building setback requirements will be met.

The proposed house will be primarily a one-story house in a basement with a bonus room above the garage. The house width is slightly wider, though like the house widths at 9 and 16 Luckie St. The height will be approximately 28ft from the ground to the highest roof peak. Adjacent houses range from approximately 16ft-22ft in height. Front and rear porches are proposed. Garage entry will be on the right side of the house and property.

Proposed materials are as follows per the plans: Water table- Brick Exterior- Painted brick, Hardi board (lap) and Hardi shakes. Trim- Wood and/ or composite Roof- Asphalt Shingles Doors- Wood, variations of half-light doors. Windows- 3/1 predominantly, aluminum cladding. No other homes in the immediate area are like this one. Architectural features like simple, wood columns with brick bases, the brick exterior and 3/1 windows are features found on adjacent houses. Lap siding is also common in the district and on adjacent houses. Hardi plank siding has been used on other projects and is similar in appearance to wood.

Project Tasks (All tasks are for front of building only):

1. Construct new house with approx. a 60ftx64ft footprint per submitted site plan, floor plan, and building elevations.

Gary White, 11 Luckie St, came forward and provided an overview of the home that will be built. Stated there are three changes that he would like to add for review. Instead of one garage door he would like to add two. The Door that is present on the drawing near the garage door will be moved 3ft from the back of the home. Lastly, he would like to add a third window to the upstairs loft area instead of two.

Chairman Frisbee opened the floor for discussion.

Board Member Elder asked if the brick would be painted. Mr. White replied that he is still looking at brick options to find one he likes but if he cannot find one, he would like to paint it a color to match the appearance.

Chairman Frisbee asked a question regarding the approval of painting of brick. Mr. Hardegree stated that the board will be able to add that approval and that the painting of the brick is really to protect the older properties in the district not on newly built homes.

Chairman Frisbee closed the discussion and asked for a motion.

Board Member White made a motion to approve the change to separate the garage doors from one to two. Add an additional window above the garage doors. And move the door 3ft from the back of the property. Also wants to add the condition that the brick can be painted as an option to the homeowner. Board Member Carr seconded the motion. Motion carried unanimously.

Vote: 4-0.

II. OTHER

Mr. Hardegree came forward and stated that the CLG Grant (Historic Preservation Fund) was submitted and will be focusing on the residential properties within the district that are 40 years or older.

Chairman Frisbee adjourned the meeting at 5:57 PM

Date Approved: 03/19/2024

/s/ _____
Greg Frisbee, Chairman