

Historic Preservation Commission Meeting Minutes  
10 N. Public Square  
February 18, 2025  
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, Lisa Ellis and Becky Champion.

Absent: Larry Gregory and Becky Champion\*

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

### **1. Approval of Minutes**

Becky Champion entered the meeting at 5:33pm

Chairman Brad Galland called for a motion to approve the Work Session Minutes from February 5<sup>th</sup>, 2025. Board Member Carr made a motion to approve the Work Session minutes from February 5<sup>th</sup>, 2025. Board Member Miller seconded the motion to approve the minutes. The motion carried unanimously. Vote 5-0.

Chairman Galland called for a motion to approve the minutes of the last meeting. Board Member Carr made a motion to approve the meeting minutes from January 21, 2025. Board Member Miller seconded the motion to approve the minutes. The motion carried unanimously. Vote: 5-0.

### **Certificate of Preservation:**

#### **2. COP25-04. 16 Hillside Dr.**

**Applicant: Emily Tumlin**

David Hardegree, Planning and Development Assistant Director stated the applicant is wanting to add a front porch and demolish brick steps.

#### **Project Tasks:**

**House Addition.** Extend a 23'-6" portion of the rear wall of the house approx. 6ft to expand the Bedroom and Family Room.

1. Extend roofline approx. 6ft.
2. Extend basement/ crawlspace. Brick to match existing.
3. Remove (1) window, right side at/near Utility Room..
4. Relocate or replace (1) existing window.
5. Add shutters to new/ relocated window.
6. Add (1) window to rear wall of Utility Room.

7. Add (1) set of French doors with side lights or windows to Family Room rear wall.
8. Add (1) window to rear Bedroom wall.
9. Lap siding and trim to match existing.
10. Asphalt shingle roof to match existing, if not whole roof replacement.
11. Add/ relocate (2) new/ existing windows on 2<sup>nd</sup> floor rear wall.

### **Rear/ Side Porch Addition**

1. Demolish existing porch and associated elements as part of house addition.
2. Construct a new porch approx. 23'-6" x 10ft. on the rear of the house addition.
3. Wrap new porch around right side of house approx. 6' and terminate at Utility Room wall.
4. Add wood steps down to grade
5. Add (7) approx. 10" x 10" wood/ cement board columns to support porch roof.
6. Add asphalt shingle roof to match house, 3/12 pitch
7. Add wood hand rail and porch railing.
8. Add wood decking.
9. Add brick to outer support wall under porch. Brick to match existing.
10. Add lattice to fill voids in brick wall.

The house was constructed c.1942 according to the Bartow County Tax assessor's records. GHRD shows c1945-1950.

The house is Historic, Contributing. Housing Type: Ranch Style: Undetermined

Plans are provided. A 23'-6" portion of the rear wall of the house is being extended by 6ft to expand a bedroom and family room toward the rear of the house. The existing porch will be removed and a new porch with steps will be added. A masonry crawlspace or basement will be extended to support the new addition and porch. A brick veneer will be installed over the masonry wall.

A material list was present for the work to the board prior to meeting.

Chairman Galland opened the floor for discussion

David Avery, architect, 655 Flower Farm Drive, went over the plans for the home.

Chairman Galland stated he appreciates the details in the drawings that were given to the board. He asked if there would be new windows and doors added to the new addition. The applicant stated that there would be a new window and French door once the addition is completed, and they would be wood.

Board Member Elder asked regarding the roofing material of the new addition. Mr. Avery stated that he would be using like material.

Board Member Ellis asked regarding the boarded window at the property. Mr. Avery stated that it was used to demo the rooms on interior and that it would be replaced once the renovation was completed.

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

Board Member Miller made a motion to approve the application as presented to the board. Board Member Elder seconded the motion. Motion carried unanimously. Vote:5-0.

### **3. COP25-07 133 Cassville Rd.**

**Applicant: Shiv Jai Shri Chamunda LLC**

Mr. Hardegree stated with application COP25-07, the applicant wants to construct a new convenience store.

#### **Project Scope:**

1. Construct new convenience store with (2) gas pumps.
2. Store dimensions to be approx. 39ft x 98ft. (Approx. 3900sf)
3. Store to be CMU construction (Concrete Masonry Units) clad with brick veneer, cementitious lap siding and board & batten panels.
4. Rear of building to be brick.
5. Left and right side of building to be brick and cementitious siding.
6. Windows to be incorporated at door entry and across the front of the building.
7. Roof to be pitched with gable over front door. Metal, Asphalt shingles.
8. Gas pump canopy to be metal with steel posts.

The tax assessor shows the original building was constructed c. 1950. The original building was historic, contributing.

COP24-30. Construct a new convenience store. Denied. 12-17-24.

COP24-23. Demo existing structure. Approved 8-20-24.

COP22-10. Renovate building with new siding, new roof, new windows, new front and side door, privacy fence and sidewalk along building. Approved 4-19-22.

The original building has been demolished. The proposed convenience store use with gas pumps is allowed by right in the M-U (Multiple Use) zoning district.

This application submittal is a revised version of the convenience store that was discussed at the work session on Wednesday, Feb. 5<sup>th</sup>. This revision of the plan removes the commercial metal and concrete panel elements and introduces cementitious lap siding and board and batten siding

in addition to brick veneer. The owner has voluntarily introduced neutral colors at the request of the commission.

The main roof structure is now pitched resembling an elongated hip roof. A gabled roof extension projects over the front entry.

This is one of five properties on the northern tip of the Cherokee-Cassville district that is zoned M-U (Multiple Use). It has been and will likely continue to be a commercial use property. The Cherokee-Cassville historic district design standards for New Construction should be applied to the Boards assessment of the project.

Because this is not a residential development, the infill overlay district standards do not apply.

Also, there are no sections under the Secretary of the Interior (SOI) Standards for the Treatment of Historic Properties that apply. The SOI standards with guidelines include guidelines for Preserving, Rehabilitating, Restoring & Reconstructing historic buildings. This project does not fit any of these categories.

Chairman Galland opened the floor for discussion

Sunny Gangwal, 133 Cassville Rd, came forward and thanked the board for having the work session and believes that he addressed a lot of the boards concerns in the work session. Mr. Gangwal went over all of the changes that were made on the plans. He also asked the opinion of the board regarding adding a metal roof instead of shingles.

Chairman Galland thanked the applicant for working with the board on the design and working with Texaco to come up with a better solution.

Board Member Ellis asked a question regarding the light post in the drawing. Asked if the lighting would be too bright for the location. Mr. Gangwal stated that the front light post will be removed by the city. Ms. Ellis also stated that the change of the canopy was going in the right direction.

Chairman Galland stated that the sight plans are showing poles and not lights. Wanted to confirm what they were. Mr. Hardegree stated that they are actual city poles. The applicant stated the he knows that the front pole will be removed and the electrical lines will be moved to the back of the property and put underground.

Board Member Ellis stated that she still felt that the drawings are showing more of a commercial building and would like to see it fit in more in the community.

Board Member Miller stated that she would like to see more dormers on the roof and that the windows in the front she would like to see them have panes.

Board Member Champion stated that the drawings were a huge improvement. She believes that if they can add dormers and add the panes. It would fit more into the area. The applicant asked for additional clarification and Board Member Miller went to the drawings and showed the applicant where they were asking for more dormers.

Chairman Galland asked if the mechanicals will be moved down to the ground. The applicant stated he couldn't due to the new pitch in the roof.

Board Member Ellis wanted to state that on the request about the metal roof, the metal would add a more commercial feel.

Chairman Galland stated that he would like the applicant to bring two drawings to show the board adding the dormers and the panes in the windows. Would like one to show a metal roof and one to show the shingled roof to see how it would look. Stated that he would recommend the applicant withdraw the application and submit the new drawings for the location.

Chairman Galland closed the discussion and asked if the applicant would like to withdraw the application and come back with the additional changes or take it for a motion where it could potentially be denied but still come back.

Mr. Hardegree stated to Mr. Gangwal that he would recommend withdrawing and resubmitting with the changes.

## **II. OTHER**

Mr. Hardegree brought up the training that is required every 3 years for the board. Stated there is a training conference for November 5,6, and 7 and would like the board to attend.

Chairman Galland adjourned the meeting at 6:25 PM

Date Approved: 03/18/2025

/s/ \_\_\_\_\_  
Brad Galland, Chairman