

Historic Preservation Commission Meeting
10 N. Public Square
January 16, 2024
5:30 P.M.

I. Open Meeting

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

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

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the amended minutes of the meeting. Board Member Elder made a motion to approve the meeting minutes from December 19, 2023. Board Member Ellis seconded the motion. The motion carried unanimously. Vote: 4-0

Certificate of Preservation:

2. COP23-28. 108 W. Main St.

Applicant: Contract Builders Inc.

Vandi White joined the meeting at 5:30PM

David Hardegree, Planning and Development Assistant Director, stated per the original application COP23-28, applicant proposes to paint unpainted brick on front façade (after-the-fact).

History of Property- No Public information available from Bartow County Tax assessor's records. GHRS stated structure was building c.1900.

Analysis of the COP: The structure is Historic, Contributing.

Staff were informed of the painting activities occurring at this location on Oct. 3rd. The same day, staff visited the site and spoke with Ms. Nila Absher, CEO, requesting that work stop until HPC could review the scope of work. At this point, the awning and wall sign had been removed and one coat of paint has been applied to the unpainted brick on the front façade.

Ms. Absher complied and instructed the painters to stop work until the HPC could review. The east side and south side (rear) exterior walls were previously painted. Some repainting of these walls had begun but was also stopped. There is no ordinance violation for painting painted brick or other painted masonry surfaces.

Staff did note that the paint being applied was breathable, masonry paint. The front facade of the building is likely not the original c.1900 facade, but rather something that resembles the commercial trends of the 1940s-1950s with the large, angled display windows, aluminum window trim and angled entryway. It's possible that the front facade brick is not the soft, hand fired brick from c. 1900.

The owner of the building, Judge Barry Green, Bartow County Probate Court, requested to have the application reviewed at the December HPC meeting, so he could attend.

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.

Project Tasks:

1. Paint unpainted brick on front façade (after-the-fact).

Chairman Frisbee opened the public hearing.

Jeremy Absher, 108 W Main, came forward and expressed his apologies for painting the building off of incorrect advice from a local business. Has every intention to preserve the building as best as possible.

Judge Larry Green, 135 W Cherokee Ave, didn't give permission to paint brick on the exterior of the building but likes the painting and states it blends in together.

Board Member Vandi White states that she likes the paint and helps the building become more unified.

Chairman Frisbee asked the applicant if the awning was going to be placed back on front. The applicant stated that he is not planning on adding the awning back as it covers up the older windows in the front.

Board Member Gregory asked about Judge Green's building located next door if it was going to be painted. Judge Green stated that it would not be painted.

Chairman Frisbee stated he would like to see the board not take action so it will become approved after the 45-day mark. Believes that if the board approves that it will open cases for other applicants to come after they have already completed work.

After further discussion by the board, Keith Lovell, City Attorney, gave the options available for the board. They could deny the request and it would be sent to City Council, they could not take action which would lead to it being approved after 45 day hold period, or they can approve the item.

Chairman Frisbee asked if there was a motion.

With no action taking place, the case is approved within the 45-day period.

3.COP23-29. 129 South Ave.

Applicant: Wade Hadaway

Mr. Hardegree stated per the original application COP23-29, applicant proposes to add 23'x 47'4" pool house to rear yard.

History of Property- Bartow County Tax assessor's records state the house was built in 1927. GHRS states the house was built between 1920-1930.

COP19-12: Add covered porch to rear of house. Approved on 5-28-19

COP19-01: Gutters approved. 1-15-19. Window replacement tabled 1-15-19.

5-1-19: Administrative approval for a pool in the rear yard. (see attached).

Analysis of the COP: The new construction is occurring to the rear of the house and on the west side of the existing pool. Architectural drawings are provided. A material list is not provided, so clarification of materials may be needed. The application does state that the materials will match the existing home.

All zoning development regulations for the R-7 zoning district can be met, location, setbacks, roof pitch, etc.

The project and proposed materials, if matching house, seem appropriate for the property and for the district.

Project Tasks:

1. Pour a 23' x 47'-4" concrete slab for a foundation for the pool house.
2. Construct a 23' x 38'-4" pool house with a 9' x 23' cover porch.
3. Add (3) doors, full-lite shown on plans. wood or metal *
4. Add (12) windows to match house. Grid pattern 8/1 and 9/1*
5. Board and batten siding to match house, wood or cement board *
6. Roof to be architectural asphalt shingle to match house;
7. Gabled roof to match existing house. Min. 6/12 pitch with min. 12" overhang. *

Chairman Frisbee opened the public hearing.

Matt Womack, 716 W Ave, called into the meeting. Gave brief overview of project and that all products would mimic the house.

Board Member Gregory asked if the rock house at the property would remain. The Hadaway's both stated that the rock house is remaining.

Chairman Frisbee had a question for David Hardegree regarding if the pool house could ever be rented in this district. Homeowners cannot be paid rent from that property and only persons who are related or work can live in that property.

Chairman Frisbee closed public hearing.

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

II. OTHER

Mr. Hardegree thanked everyone for a good year as well as wished them Happy Holidays.

Chairman Frisbee adjourned the meeting at 6:01 PM

Date Approved: 1/16/2024

/s/ _____

Greg Frisbee, Chairman