



Brandi May, Chair
Kevin Whipple, Vice Chair
Robert Sterling, Treasurer
Mary Baldwin, Secretary
Mike Ferguson
Rachel Butler
Patrick Gallagher

AGENDA
March 19, 2019
Mayor & Council Chambers
8:00 A.M.

Members Present: Rachel Butler, Mike Ferguson, Kevin Whipple, Brandi May, Mary Baldwin, Patrick Gallagher Members Absent: Robert Sterling

Staff and Visitors attending: Darryl Simmons, Wayne Sisco, Dawn Bowen

I. Call to Order

Chair May called the meeting to order at 8:03am

II. Approval of Minutes – February 19, 2019

Ferguson moved to approve the minutes. Gallaher seconded the motion. Motion passed. Ayes: Butler, Ferguson, Whipple, Baldwin, Gallagher

III. Financial Report

Simmons took the floor to present the financial report as follows: There has been no change from Jan to Feb 2019. We have a current year to date balance of \$21,675, and the revenues have been documented There have been no expenditures by the HPC. The intent is to put these funds back into the district in order to help rescue properties in risk of demolition by neglect. We need to work to figure out how to allocate these funds in order to best benefit the district. Simmons said he will bring back some proposals on how to program these funds.

Gallagher moved to approve the financial report. Butler seconded the motion. Motion passed. Ayes: Butler, Ferguson, Whipple, Baldwin, Gallagher

IV. Old Business

- 2881 N. Main Street-Applicant Kennesaw Loft BnB LLC. Submitted by Wayne Sisco Further review of revised COA application to review the rear alley shed design and market display as discussed at February 19, 2019 HPC meeting.

Simmons took the floor to discuss the property being reviewed: The COA was approved in parts; in Feb 2019 the HPC approved changes in design to the front exterior - columns, roof, change in direction for the additional windows. The applicant had previously indicated that they will follow SHPO recommendations regarding the windows. Also, the proposed freestanding kitchen will be constructed in part with re-purposed brick. The HPC had asked for revised plans for further review and approval.

Items up for discussion are the rear shed design and more clarification on the farmer's market display on the side of the building, which is to be a non-permanent structure. The final approval will have to come from the Mayor and Council since this affects the public right of way. The HPC will only review the architectural elements.

Wayne Sisco took the floor following Simmons. He presented renderings of the proposed project (attached) and showed wooden gates which would hide the HVC and other mechanical elements at the back of the building. There is also a pedestrian walkway in the back and historic brick will be used on columns on this walkway. Sisco asked for approval on these elements

Gallagher asked about the size of the columns and Sisco responded that they will be 8'x8". These will be internally steel with a brick façade.

Ferguson asked about the gate, whether it would be 13' tall, and Sisco said that this is the height needed in order to hide the condensers and other mechanical structures.

Gallagher asked about the material for the gates. Sisco answered that it would be wood, possibly with some historic signs from the building; similar to a barn door, with a historic look to it.

Whipple asked about the roofing material on the shed, Sisco replied that it will be silver tin which is historically accurate and has been previously approved by the HPC.

Simmons asked whether the roofing on the shed would match the roof on the main building and the farmer's market extension, and Sisco replied in the affirmative.

Sisco also pointed out that the alley walkway provided ample room for ADA requirements including wheelchair access. The walkway will be alongside the mechanical area that is concealed by the wooden barn doors. A 3D video rendering of the proposed project was also presented at this time (attached)

More discussion ensued regarding the walkway in the rear of the property and proximity of the walkway to mechanical units, outdoor kitchen, back entrance, and dumpsters. Sisco assured that these elements would be concealed from public view, while also providing access for employees and a service entrance. There are also three other historic doors on the back which are operable and can be used for public access/egress if required.

Whipple moved to approve the application with the following stipulations:

1. Roof materials to be of similar materials to the main existing building
2. Brick columns to match as well as possible to the existing building

Gallagher seconded the motion. Motion passed. Ayes: Butler, Ferguson, Whipple, Baldwin, Gallagher

Simmons asked that the commission address the market display. He asked whether the HPC approved this display subject to Mayor and Council's approval. Sisco discussed some of the displays that would included with this market including old hardware which was salvaged from the building and local produce.

Simmons said the HPC should consider that the overhead structure is not permanent and not attached to the building. Also, that the applicants will work with the city to ensure that the market will not interfere with the downtown development plans, and that the city has to approve the encroachment on the right of way and ensure there is no liability. Approval will come with documents concerning this liability. The HPC need only to approve the concept architecturally.

Chair May reminded Simmons that in Feb 2019, the HPC approved the submitted design provided that it is not attached to the building. It is pending Mayor and Council approval.

V. New Business

- 2905 Cherokee St. New freestanding two car garage. Applicant Kevin and Dawn Bowen

Simmons took the floor to explain that the applicants are asking for a COA and have submitted specs with proposed dimensions and materials for the new garage. Photos of the plans were shown (attached). Simmons pointed out there is no issue with the setbacks or dimensions but that the HPC needs to approve the materials and designs.

Applicant Dawn Bowen took the floor to answer questions.

Whipple asked whether the garage would be painted to match the house. Bowen replied that it would and added that the roof will be metal to match the house as well. Ferguson asked about usage of the proposed garage. Bowen answered that in addition to parking cars, it will be used for instrument repair.

Gallagher asked about the double versus single doors, and Bowen replied that they had settled on the double doors as shown in drawings and specs (attached).

Whipple moved to approve the application with following stipulations

1. Provide two separate garage doors
2. Garage doors shall be of carriage style
3. Exterior paint color shall match existing residence

Gallagher seconded the motion. Motion passed. Ayes: Butler, Ferguson, Whipple, Baldwin, Gallagher

VI. Certificate of Appropriateness - Administrative Approval by Staff and Chairperson

- 2986 N. Main Street- applicant Ariane Turner. Fence permit and removal of dying tree
- 2931 Lewis Street-applicant Roy Shanklin. Removal of dead trees and removal of small trees

Simmons took the floor to discuss the COAs in question. On the Turner application, the tree removed will be required to be replaced with an appropriate hardwood, and the fence permit was granted requiring that it is done correctly.

Shanklin's application was to remove some small trees, but before approval the Public Works had to confirm that the area was not in the stream buffer, which it is not. Therefore, the COA was granted.

VII. Discussion

- Properties of Concern

Simmons gave the following updates:

The city has a new code enforcement official who has uncovered a number of issues. Summers Street was one property that has been addressed concerning exterior disrepair. The owners were given notice to comply with repairs which is normally 30 days. The city is requiring a written commitment of the plan to remediate these cosmetic issues.

On North Cherokee St. at Eclectic Living, the business owner had decided to put lettering on the building without approval and the code enforcement has asked her to remove them. She was given 10 days to comply.

Chair May asked about the Lewis House. Simmons replied that they are focusing on the grade and the front porch because the surveys were wrong. Since this was preliminary, this is easy to fix. On the interior, all permits are active and up-to-date. Chimneys were removed per approved plans, but not in an approved manner. Monthly updates are being given to the city, and the building inspector and fire marshal are checking on it periodically. The city is also keeping a close eye on the setbacks as the work progresses.

Chair May asked about Hill Manor. Simmons answered that he had a meeting last week with people who might like to both live in the house and have a business at this property. At the meeting, it was made clear that if there would be any commercial use, the piers, footings, and structural elements under the house would have to be brought up to commercial codes. It is still in a blight status at this time which means it is being charged seven times the tax rate until it is brought into compliance. Code enforcement is addressing the deteriorated fence, debris dumped on the property, and other issues.

Simmons discussed a new town home concept on Moon Station Rd, saying it is a good concept but will require reviews for how it fits into the Central Business District, as well as HPC review, since it is such a drastic change in the area.

Whipple asked about the new way-finding signage that has been previously discussed. Simmons replied that the communications department is looking at a mobile app, and also maps on the city website, that will show available parking downtown, and will also show where the entertainment district begins and ends. This technology is being developed and moving forward.

VIII. Public Comments

Chair May opened the floor for public comments. There were none.

IX. Planning & Zoning Administrator Comments

Simmons said he will send reminders of the upcoming state HPC training such as one in Rome and some one-day workshops that will be available. These will count towards required training.

X. Adjourn

Chair May adjourned at 8:59 am

Minutes taken and typed by Mary Baldwin, Secretary

**The next scheduled meeting of the Historic Preservation Commission will be
Tuesday, April 16, 2019**

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.