1. Historic Preservation Commission 6-1-20

   Documents:

   MHPC AGENDA 6-1-2020 FINAL.PDF

2. Historic Preservation Commission 6-1-20

   Documents:

   COA2020-02 CHURCH ST 566.PDF
   CHURCH ST 566 SOUTH ELEVATION.PDF

3. Historic Preservation Commission 6-1-20

   Documents:

   COA2020-03 CHURCH ST 441.PDF
   5.22 (1).JPG
   5.22 (2).JPG
   5.22 (3).JPG
   5.22 (4).JPG
   5.22 (5).JPG

3.I. Historic Preservation Commission 6-1-20

   Documents:

   COA20-03 MORE PHOTOS.PDF

3.II. Historic Preservation Commission 6-1-20

   Documents:

   COA20-03 2019 APPEAL BACKUP.PDF

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Agenda

MARIETTA HISTORIC PRESERVATION COMMISSION

Virtual Meeting Info:
US Toll +1-408-418-9388

Access Code:795 489 047

David Freedman, Chairman
Rebecca Nash Paden, Vice Chair
Martin C. Kendall
Carol Williams
Mark Kirk
Steve Imler
Christopher Campbell

Monday, June 1, 2020	**6:00 PM**	**Marietta City Hall Council Chamber**

CALL TO ORDER:

MINUTES:

20200350 **Regular Meeting Minutes**

Review and approval of the March 2, 2020 Historic Preservation Commission regular meeting minutes.

BUSINESS:

20131378 **Polk, Maple, Moon, Holland District**

Formally close out discussion on the formation of this historic district; to be replaced/renamed with the “Moon Holland District”.

20200351 **Moon Holland Historic District**

Discuss forming the Moon Holland Historic District (removing “Polk” and Maple”); any new information regarding area contacts.

20140385 **Church Cherokee Historic District**

Continue to discuss current status and any additional updates related to Church Cherokee Historic District signage.

20200443 **566 Church Street - Exterior Remodeling**

Applicant, Mike Foushee (Owner) & Allie Ward Cochran (Designer) are seeking approval to extend the existing roof height to better accommodate living space at the existing second floor level with otherwise minimal exterior changes to the West façade.

20200472 **441 Church Street- Material Change in Appearance**

Applicant, Cooper Jones LLC is seeking approval for a material change in appearance; change material on vertical part of front porch (from finish floor elevation down to finish grade) from original of brick and granite stone to all granite stone. Re-use original large granite wall cap pieces to cap vertical granite wall.

20200480

Reschedule Historic Preservation Commission Meeting

Discuss rescheduling the June 29th Historic Preservation Commission meeting to June 30th to be able to utilize Council Chamber.

20200483 **208 Frasier Street-Durham Residence**

Discussion of design guidelines for the Durham Residence.

20200450 **Election of Historic Preservation Commission Officers**

Election of Historic Preservation Commission Officers for the 2020-2021 term.

ADJOURNMENT:

CITY OF Marietta
HISTORIC PRESERVATION COMMISSION

Application for a Certificate of Appropriateness (COA)

Applicant:	Allie Ward Cochran	**Phone Number:**	706-766-8069
Mailing Address:			
Subject Property:	Residence at 566 Church Street	**Parcel ID:**	23
Property Owner:	Mike Foushee	**Phone Number:**	404-569-0201
Mailing Address:	566 Church Street Marietta Ga 30060		

Type of Project Proposed:

- ☐ Demolition
- ☐ New Construction/Infill
- ■ Additions
- ☐ Material Change in Appearance

Description of Proposed Project (attach additional sheets if necessary):

The Foushee family seeks approval for alterations to the West facade of the property located at 566 Church Street. The application includes extending the existing roof height 2'-0" - 3'-0". The roof extension, slightly altering the Church Street elevation will allow the existing second floor to be useable square footage while maintaining the homes architectural character.

The intent of the project is only to enhance the homes interior without altering the architectural aesthetic value. The architectural characteristics will be persevered during the project. Scale and proportion of the home have been considered during the preservation minded design process. The slight increase in roof height will marginally alter the West Facade fronting Church Street. The Foushee family intends to completely preserve their homes architectural style while making modifications to the interior.

I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

Signature: _____ **Date:** 5/18/20

To be completed by STAFF ONLY

HPC Hearing Date: _____ City Council Hearing Date: _____

APPROVAL **DENIAL**

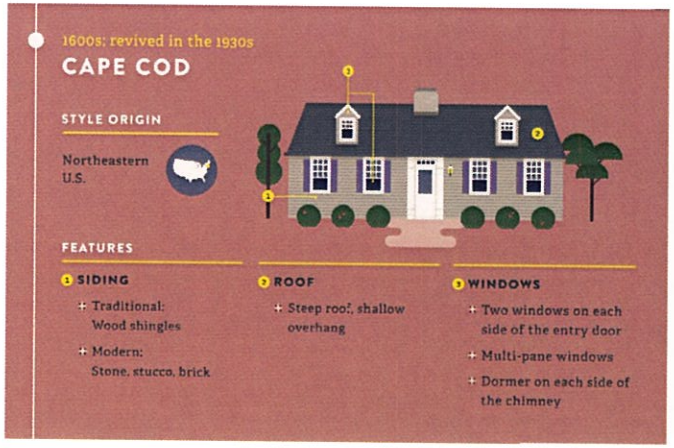
Conditions:

Chairman's Signature Date

PURPOSE:
The Foushee family seeks a certificate of approval issued by the Marietta City Historic Board of Review for alterations to the West facade of the property located at 566 Church Street. The application includes extending the existing roof height 2'-0" to 3'-0". The roof extension, slightly altering the Church Street elevation will allow the existing second floor to be usable square footage while maintaining the homes architectural character.

ARCHITECTURAL CHARACTER:
The Foushee residence, originally constructed in 1932 maintains much of its original architectural character inside and out. The home is a melding of Cape Cod and Craftsman styles. Its architectural styles are clear denoted in the window patterns, central door, chimney and flanking dormers. The symmetry is reminiscent of the Cape Cod style so popular during the homes construction with a steep roof and shallow overhang. The home also represents Craftsman architectural features such as the front porch, decorative wood accents and a combination of materials (brick, wood and stone).

INTENT:
The intent of the project is only to enhance the homes interior without altering the architectural aesthetic value. The architectural characteristics outlined above will be persevered during the project. Scale and proportion of the home have also been considered during the preservation minded design process. The slight increase in roof height will marginally alter the West Facade fronting Church Street. The Foushee family intends to completely preserve their homes architectural style while making modifications to the interior.



Foushee Residence 566 Church Street NW Marietta GA 30060	EXISTING CONDITIONS Date: 05/11/2020 Scale 12" = 1'-0"
	A1

PROPOSED ELEVATION

EXISTING WEST ELEVATION

COMMERCIAL PROPERTY

FRANCES AVE

EXISTING CHURCH STREET VIEW

Foushee Residence

566 Church Street NW Marietta GA 30060

WEST ELEVATION

Date: 05/11/2020

Scale As indicated

A2

1 West Elevation - Proposed
1/8" = 1'-0"

A3

PROPOSED ELEVATION

Date: 05/11/2020 Scale 1/8" = 1'-0"

Foushee Residence
566 Church Street NW Marietta GA 30060

LEGEND

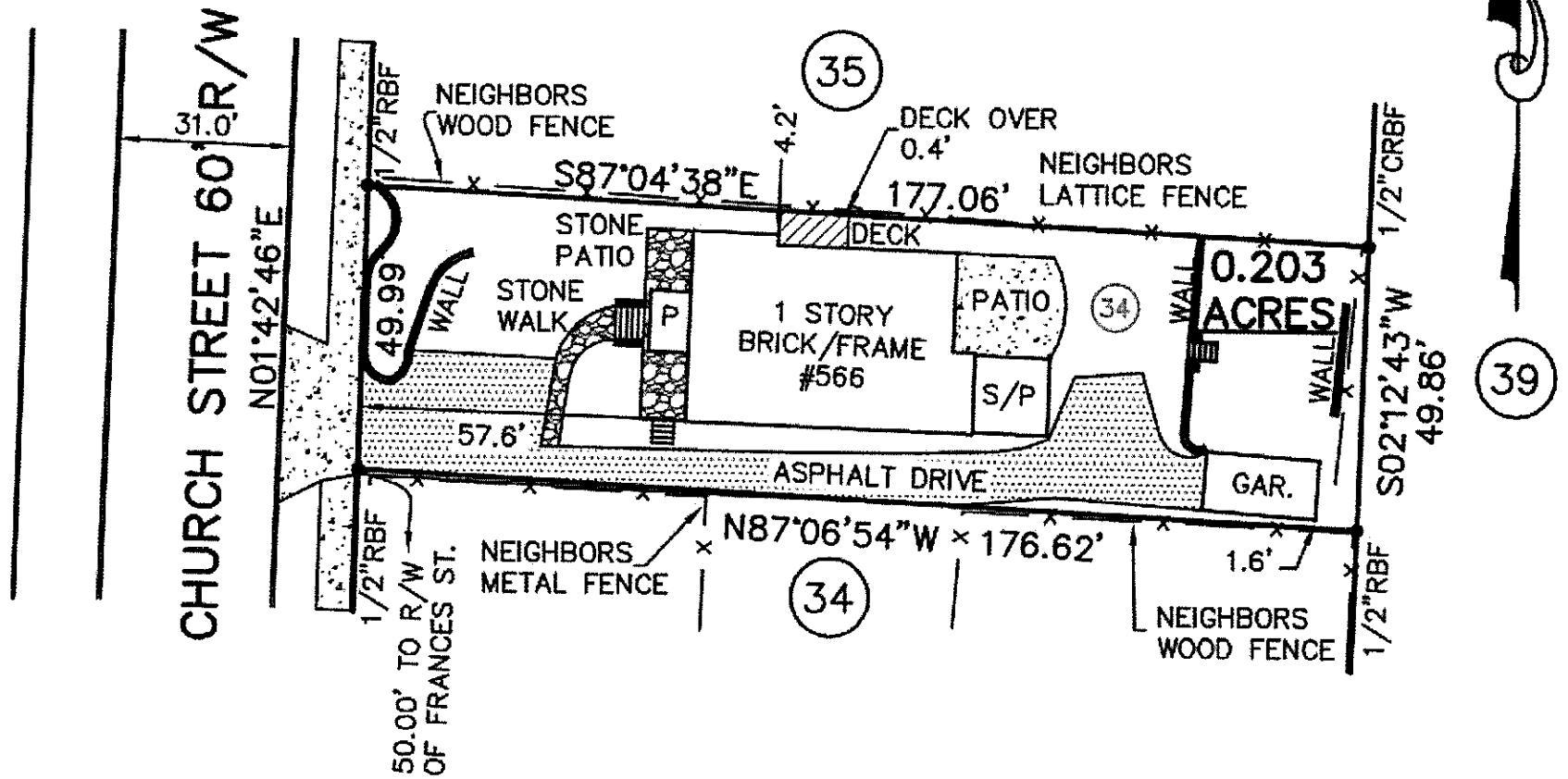
RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTP	OPEN TOP FOUND
CTP	CRIMP TOP FOUND
NS	MAG NAIL SET
☼	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY

NOTE:
FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 65,658 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

A TOPCON – TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.



A4

SITE PLAN

Date: 05/11/2020 Scale 1" = 1'-0"

Foushee Residence
566 Church Street NW Marietta GA 30060

1 South Elevation - Proposed
1/8" = 1'-0"

LEGEND

EXISTING MATERIAL
TO REMAIN

NEW MATERIAL

Foushee Residence

566 Church Street NW Marietta GA 30060

SOUTH ELEVATION

Date: 05/11/2020

Scale As indicated

A5

CITY OF Marietta
HISTORIC PRESERVATION COMMISSION

Application for a Certificate of Appropriateness (COA)

Applicant:	Cooper Jones LLC	**Phone Number:**	770-823-2149
Mailing Address:	853 Lookingglass Lane Marietta, Ga 30064		
Subject Property:	441 Church Street	**Parcel ID:**	
Property Owner:	Lance and Sonja Cooper	**Phone Number:**	770-427-5588
Mailing Address:	441 Church Street, Marietta Ga 30060		

Type of Project Proposed:

- ☐ Demolition
- ☐ New Construction/Infill
- ☐ Additions
- ☒ Material Change in Appearance

Description of Proposed Project (attach additional sheets if necessary):

Change Material on vertical part of front porch (from finish floor elevation down to finish grade) from original of brick and granite stone to all granite stone. Re-use original large granite wall cap pieces to cap vertical granite wall.

I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

Signature: _____ **Date:** 5/22/20

To be completed by STAFF ONLY

HPC Hearing Date: _____ City Council Hearing Date: _____

APPROVAL **DENIAL**

Conditions:

Chairman's Signature Date

CAUTION

CAUTION

CoA 2019-17 Church St 441
HPC Meeting Date 8/5/2019

20190704

CITY OF Marietta
HISTORIC PRESERVATION COMMISSION

Application for a Certificate of Appropriateness (COA)

Applicant:	COOPER JONES Construction	**Phone Number:**	770 823 2149
Mailing Address:	P.O. Box 1318 Marietta GA 30061		
Subject Property:	441 Church street	**Parcel ID:**	
Property Owner:	Sonja & LANCE COOPER	**Phone Number:**	770 427 5588
Mailing Address:	1401 Bullard road Powder Springs GA 30152		

Type of Project Proposed:

- ☐ Demolition
- ☐ New Construction/Infill
- ☒ Additions
- ☒ Material Change in Appearance

Description of Proposed Project (attach additional sheets if necessary):

(1) Brick Treatment – See Attached

(2) New Windows – See Attached

(3) Master Suite addition – See Attached

I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

Signature: _____ **Date:** 7/22/19

To be completed by STAFF ONLY

HPC Hearing Date: 8/5/19 City Council Hearing Date: _____

APPROVAL (Windows w/conditions) **DENIAL** (Brick Treatment)
TABLED (Master Suite Addition)

Conditions: BRICK TREATMENT:DENIED-Requested limewash treatment was denied. WINDOWS:APPROVED W/CONDITIONS-New windows must match existing light pattern.Any window visible from the public right of way be constructed of wood. MASTER SUITE ADDITION: TABLED pending more information. PLEASE SEE ATTACHED APPROVAL LETTER FOR DETAILS

Chairman's Signature _____ Date 8/5/19

MARIETTA HISTORIC PRESERVATION COMMISSION

205 Lawrence Street
Phone: 770.794.5669

Marietta, GA 30060
Fax: 770.794.5655

August 6, 2019

Cooper Jones Construction
PO Box 1318
Marietta, GA 30061

RE: 441 Church Street - Application for Certificate of Appropriateness
Material Change in Appearance – Additions

1. Brick Treatment
2. New Windows
3. Master Suite Addition

At their August 5, 2019 meeting the Marietta Historic Preservation Commission took the following actions regarding the items requested on the Certificate of Appropriateness:

1. **Brick Treatment: (DENIED)** The request for limestone wash was denied. The following is contained in the Church Cherokee Historic District guidelines: ***"The proposed material change in appearance [limewash] would have a substantial adverse effect on the aesthetic, historical, architectural, or cultural significance and value of the historic property or the historic district."*** The applicant was given the option of appealing the denial to the City Council.
2. **New Windows: (APPROVED WITH CONDITIONS)** The application for new windows was approved with the condition that the new windows will match the existing light pattern and any windows that will be visible from the public right-of-way be constructed of wood.
3. **Master Suite Addition: (TABLED)** The Commission tabled this item and will reconsider once detailed plans for the master suite addition are available for review.

Please give Development Services a call if you have any questions regarding the contents of this letter or the appeal process.

Sandra Lloyd
Sandra Lloyd, Administrative Assistant
Department of Development Services
City of Marietta, GA

Cc: Sonja & Lance Cooper (Property Owners)
1401 Bullard Road
Powder Springs, GA 30152

CooperJones
CONSTRUCTION SERVICES

Certificate of Appropriateness

July 22, 2019

Cooper Jones LLC – on behalf of:

Owner: Lance and Sonja Cooper

Property Address: 441 Church Street – Marietta, GA 30060

Description of Proposed Projects:

1 – Brick Treatment.

Bricks throughout front elevation are structurally compromised and need to be replaced and/or reset and mortared to maintain structural and cosmetic integrity. This is most evident on front porch (see pictures). The front porch has settled in multiple places causing noticeable cracks in bricks on and around porch. We would like to repair these bricks for the long term. When this is done, the repairs will not match the original brick. We would like to apply a brick treatment so that the house looks seamless when these repairs are complete. We propose a light limewash or thinned paint treatment. See pictures.

We would like to add a master suite on the side of the house per plans submitted. We would like to use primarily brick on this addition. A brick treatment such as lime washing or thinned paint treatment will ensure the addition looks seamless and is appropriate with the rest of the house.

There have been multiple additions and/or renovations performed on this house. The brick from the most recent renovation on the house does not match the original brick. A brick treatment as described will help the bricks blend and look seamless.

There are also unsafe electrical conduits and wiring attached to the outside of the front of the house. This work needs to be repaired. After performing these repairs, the brick will need to be repaired, further necessitate some type of treatment as described above.

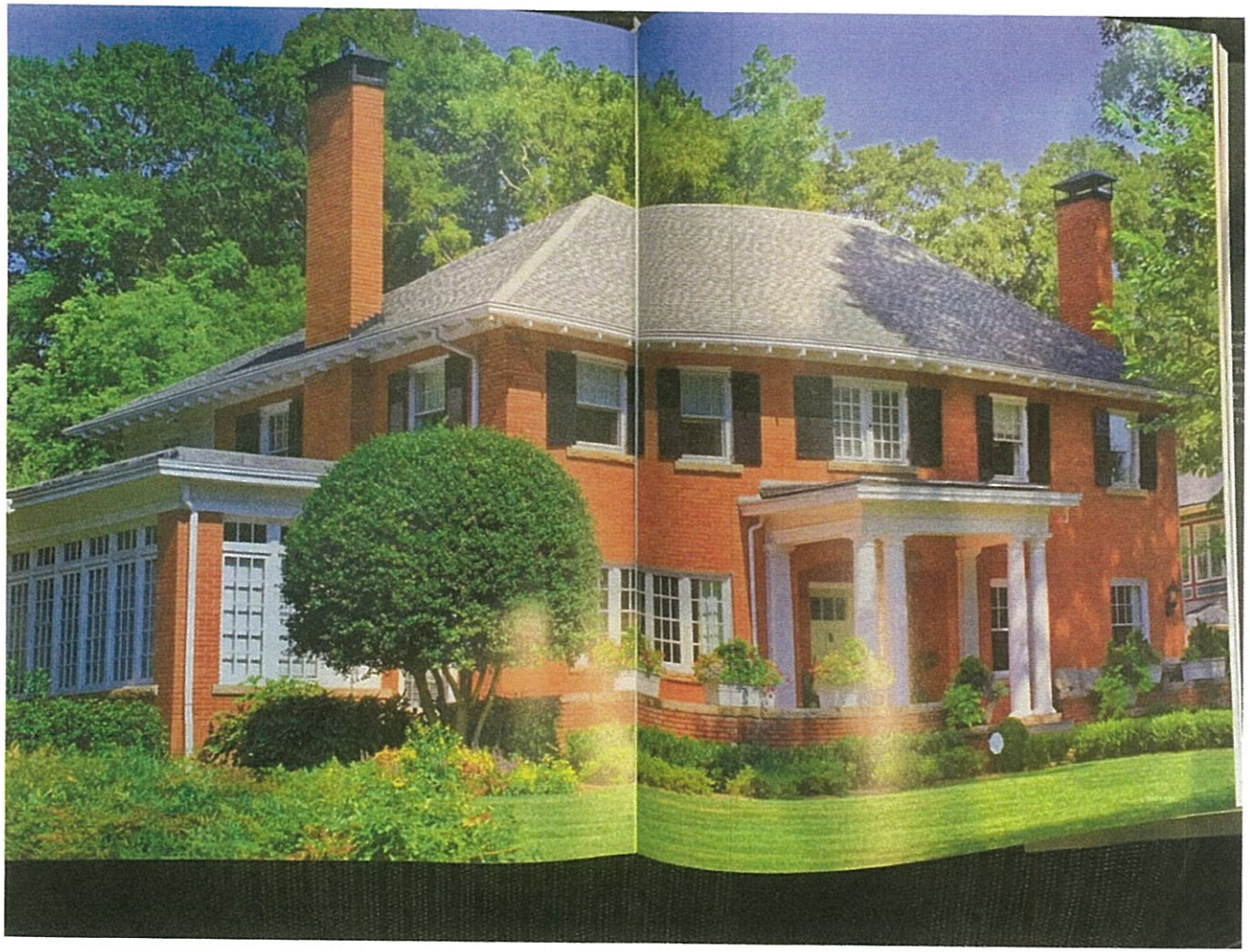
2 – New Windows

The windows on the house are in various states of disrepair. Some have been replaced with cheap single pane glass. All the original windows have mildew and rot and are inefficient from an energy code standpoint. Furthermore, in some instances storm windows have been added to the front elevation to

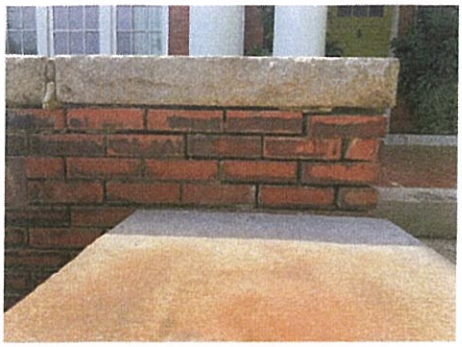
improve energy efficiency and sound transmission. These are unsightly. We propose replacing all windows with a high architecturally correct window. Manufacturer of choice is Marvin.

3 – Master Suite Addition

We would like to add a master suite addition on the left side of the house. It will add approximately 800 square feet of heated and cooled footage on the left side of the house and will also consist of covered porch. The materials used will include brick (with treatment), painted wood cornice and millwork to match existing house, and slate roofing to match the rest of the house.



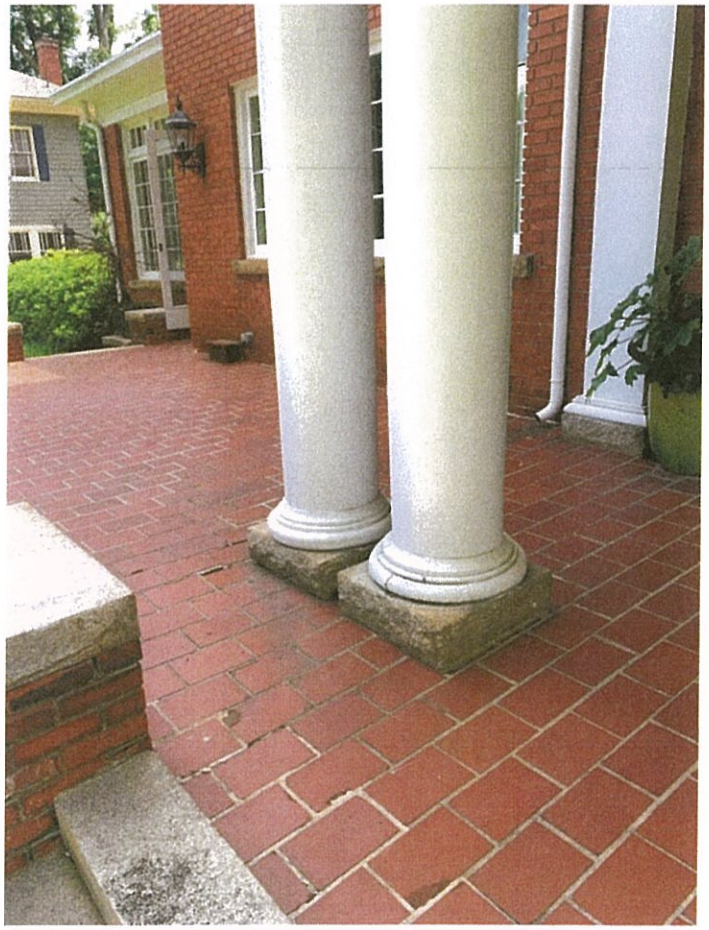
441 Church Street Marietta Ga 30060



Cracked mortar in bricks on front porch wall

Front Porch Settling

Electrical Conduits on front of house



Front Porch Settling under structural columns

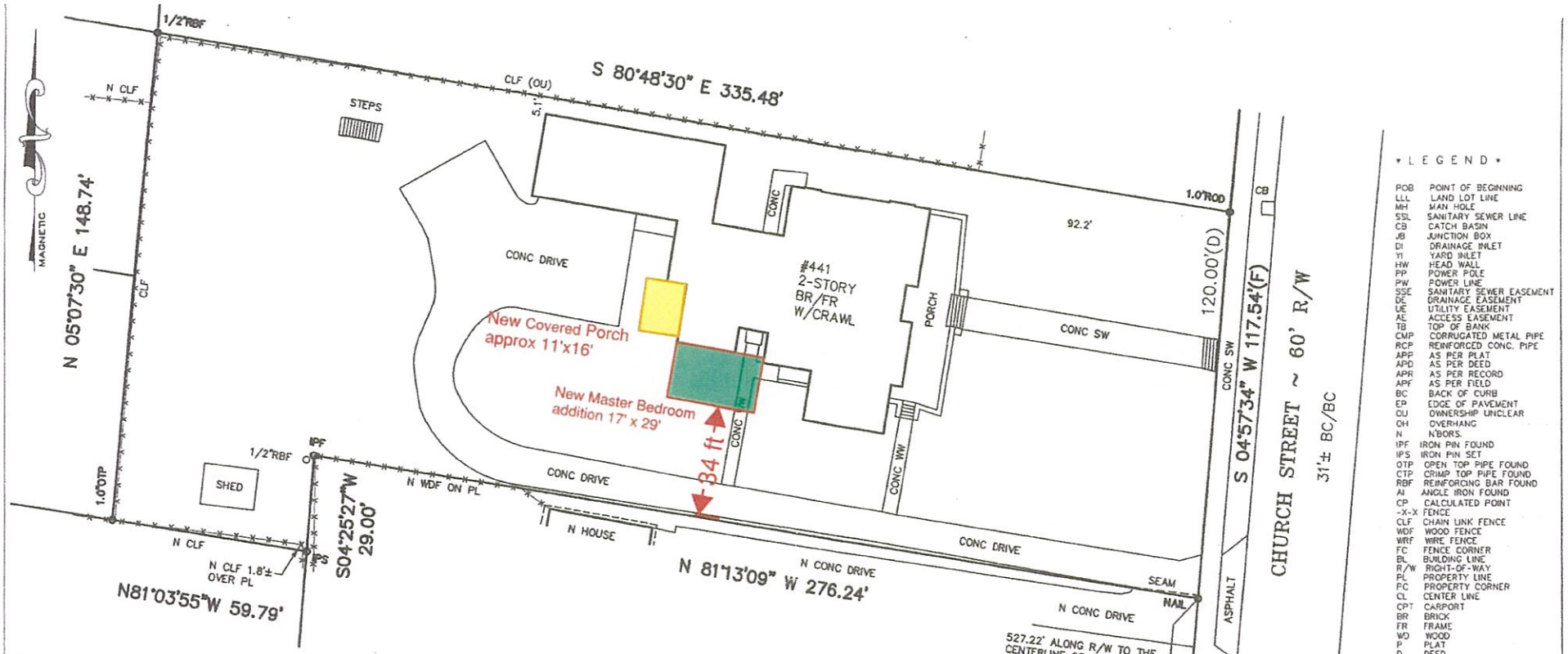
Previous Addition with different Brick

Church Street Property with lime wash

Rotten and mildewed windows

Rotten and mildewed windows

Unsightly Storm Windows



• L E G E N D •

POB	POINT OF BEGINNING
LLL	LAND LOT LINE
MH	MAN HOLE
SSL	SANITARY SEWER LINE
CB	CATCH BASIN
JB	JUNCTION BOX
DI	DRAINAGE INLET
YI	YARD INLET
HW	HEAD WALL
PP	POWER POLE
PW	POWER LINE
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
TB	TOP OF BANK
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONC. PIPE
APP	AS PER PLAT
APD	AS PER DEED
APR	AS PER RECORD
APF	AS PER FIELD
BC	BACK OF CURB
EP	EDGE OF PAVEMENT
OU	OWNERSHIP UNCLEAR
OH	OVERHANG
N	N'BORS.
IPF	IRON PIN FOUND
IPS	IRON PIN SET
OTP	OPEN TOP PIPE FOUND
CTP	CRIMP TOP PIPE FOUND
RBF	REINFORCING BAR FOUND
AI	ANGLE IRON FOUND
CP	CALCULATED POINT
-X-X	FENCE
CLF	CHAIN LINK FENCE
WDF	WOOD FENCE
WRF	WIRE FENCE
FC	FENCE CORNER
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
PL	PROPERTY LINE
PC	PROPERTY CORNER
CL	CENTER LINE
CPT	CARPORT
BR	BRICK
FR	FRAME
WD	WOOD
P	PLAT
D	DEED
R	RECORD
F	FIELD

PROPERTY ADDRESS:
441 CHURCH STREET
MARIETTA, GA 30060

LAND AREA:
0.95 AC

0 30
SCALE 1" = 30'

PLAT PREPARED FOR:

ALTON C BROWN &
DEANNA C BROWN

LOT	BLOCK	UNIT
SUBDIVISION		
LAND LOT 1146	16TH DISTRICT	SECTION
COBB COUNTY, GEORGIA		DATE MARCH 13, 2006
PLAT BOOK ,PAGE DEED BOOK 11036 ,PAGE 216		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

GEORGIA REGISTERED No. 1688 PROFESSIONAL LAND SURVEYOR L.D. WINSLETTE, JR.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY SYSTEMS & ASSOC., INC.
P.O. BOX 8688
ATLANTA GA. 31106-0688
FAX (404)760-0011
PHONE (404)760-0010

JOB NUMBER 2-32503

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL

MAP ID _____ EFFECTIVE DATE: _____

ZONE: _____

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

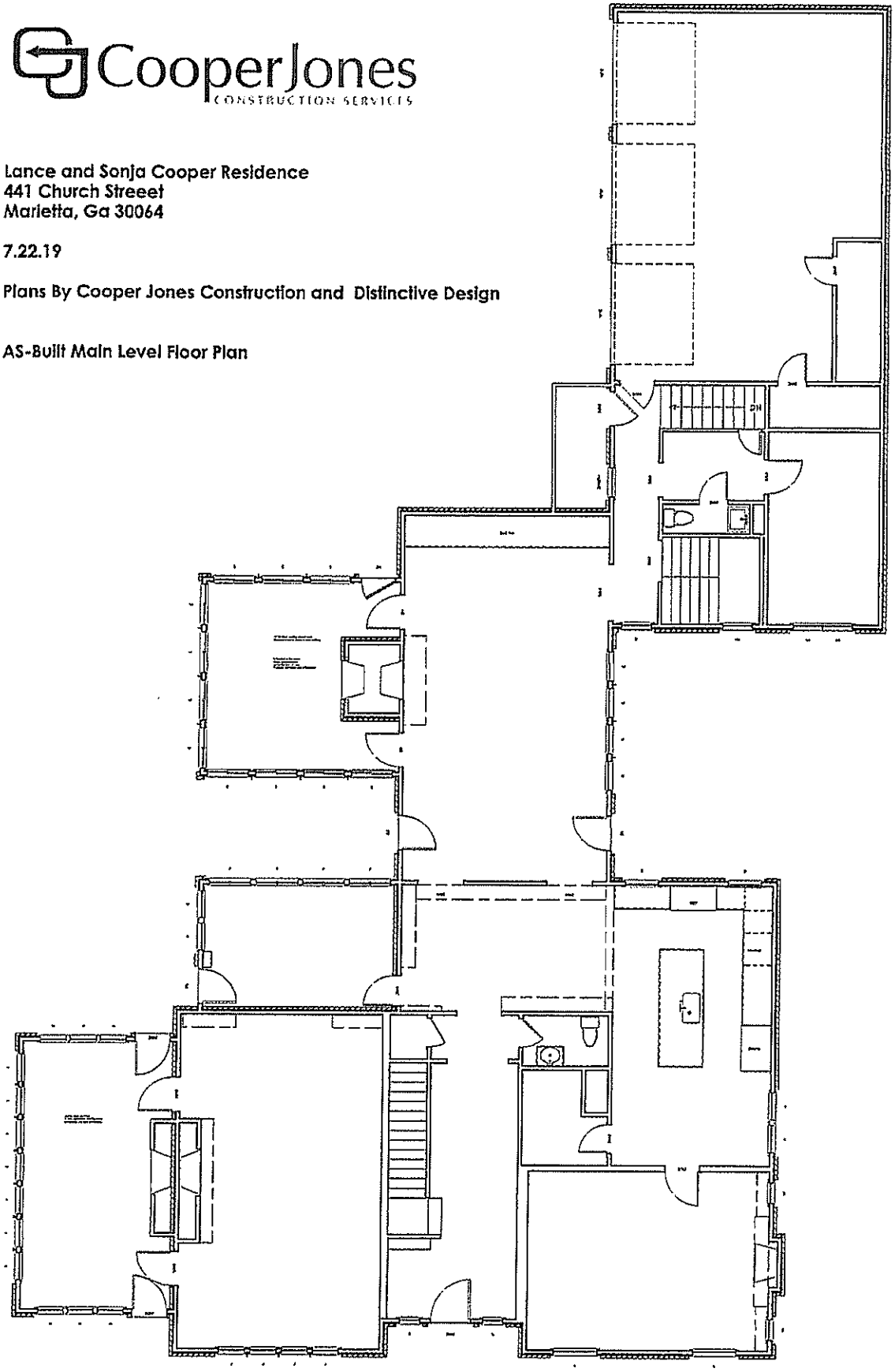
CooperJones
CONSTRUCTION SERVICES

Lance and Sonja Cooper Residence
441 Church Streeet
Marietta, Ga 30064

7.22.19

Plans By Cooper Jones Construction and Distinctive Design

AS-Built Main Level Floor Plan



LIVING AREA
4345 sq ft

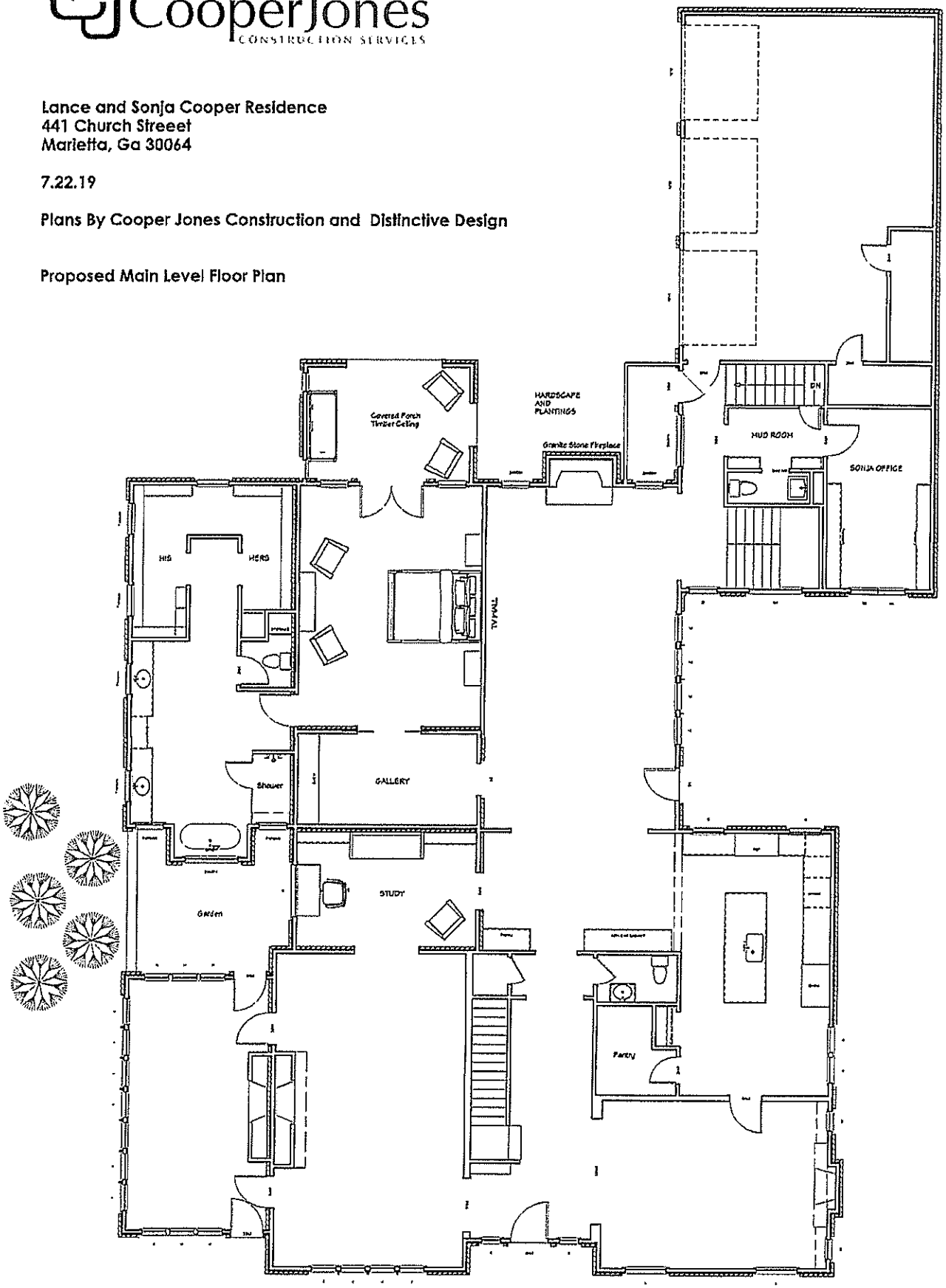
CooperJones
CONSTRUCTION SERVICES

Lance and Sonja Cooper Residence
441 Church Streeet
Marietta, Ga 30064

7.22.19

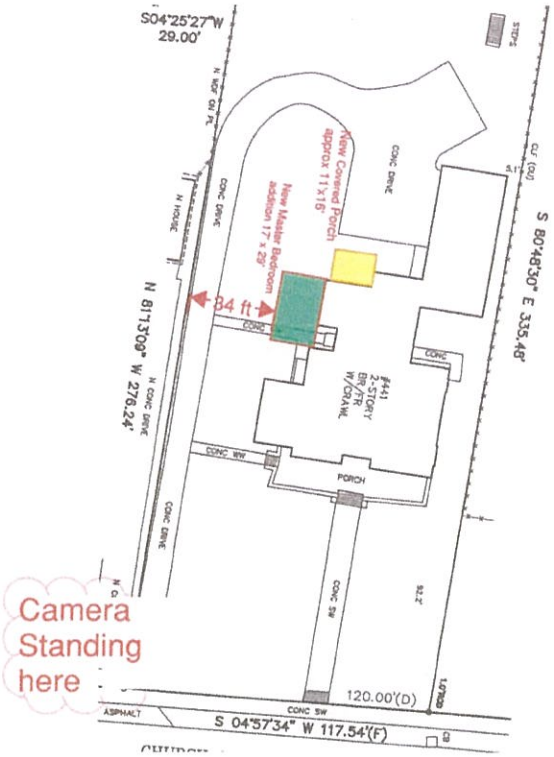
Plans By Cooper Jones Construction and Distinctive Design

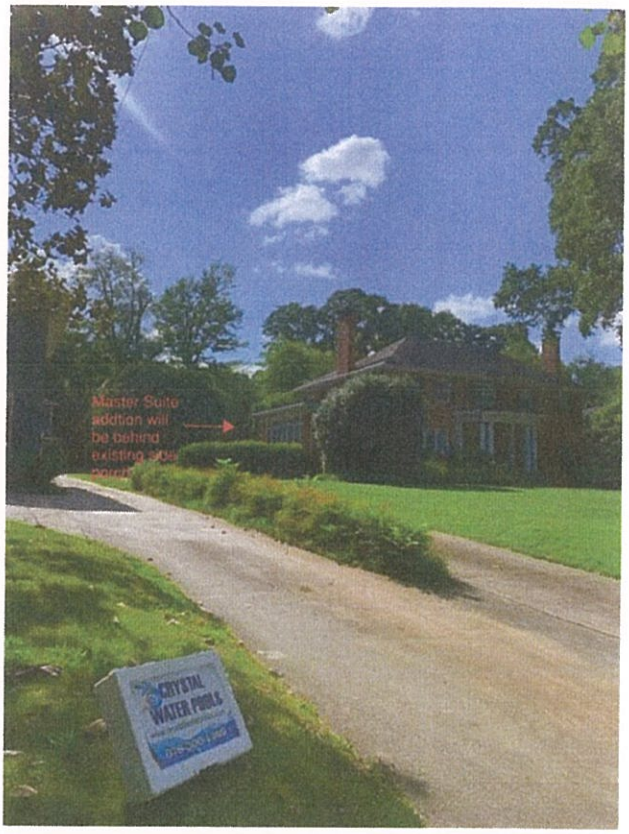
Proposed Main Level Floor Plan



LIVING AREA
6112 sq ft

Siteline of new master bedroom addition





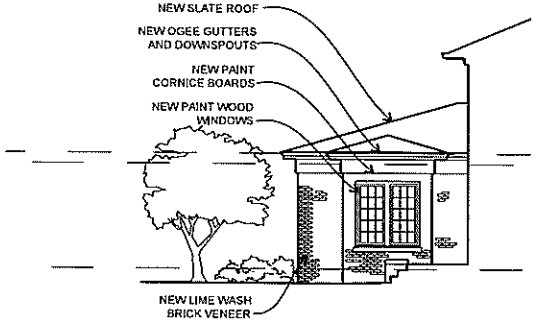
Visual Impact of proposed addition will be very minimal from church street. Will only be seen when on foot due to one-way traffic in car. Sits behind existing side porch and will barely be visible from street.

HANDOUT FROM MEETING ADDITION

HPC Meeting Date 8/5/2019

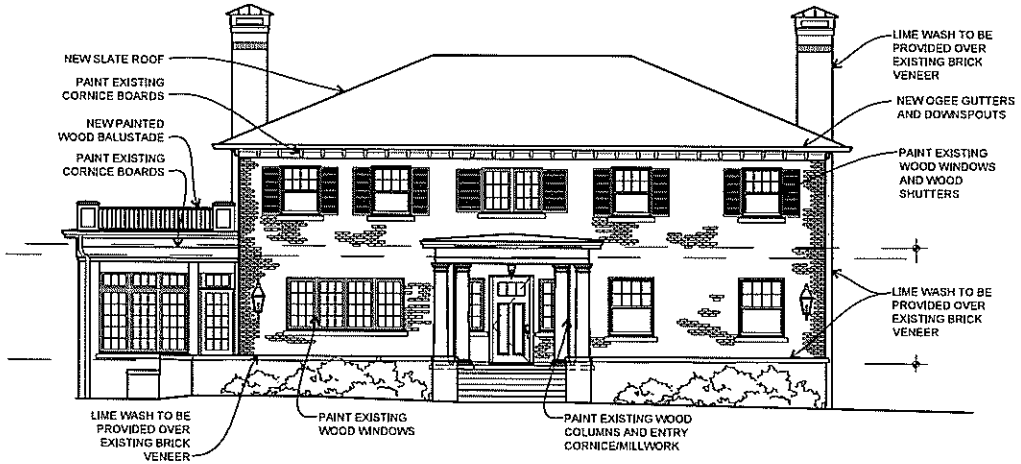
APPEAL /MEMO/CC Motion
1.Applicant
2. Don Gillis
3. Steve Imler

APPLICANT
2 Page Plan
C.Jones Appeal 8-9-19
CoA2019-17 Appeal(20190748)
C.Jones CC Packet



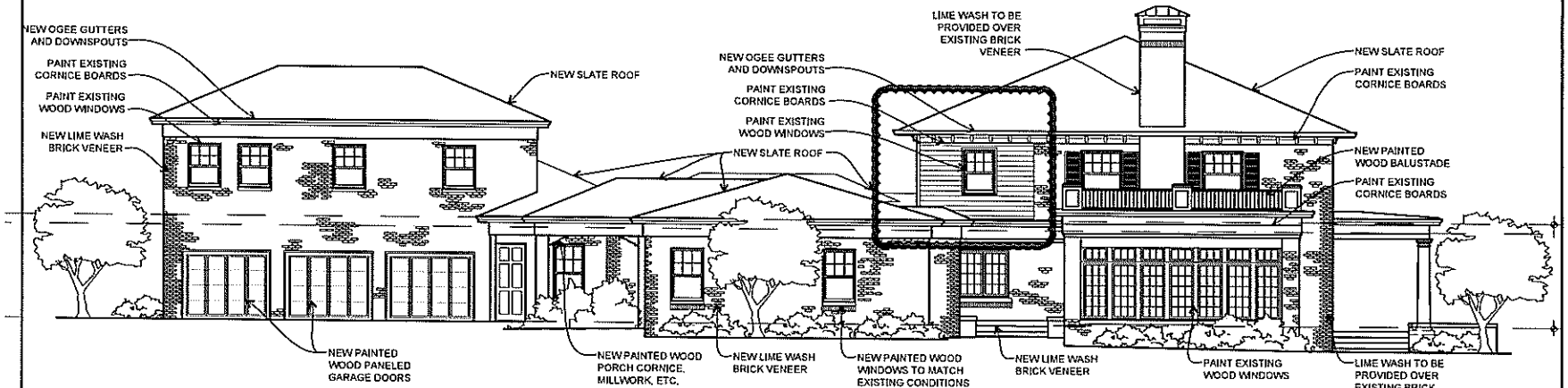
3 PROPOSED MASTER BATH ELEVATION

SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ISSUED FOR REVIEW

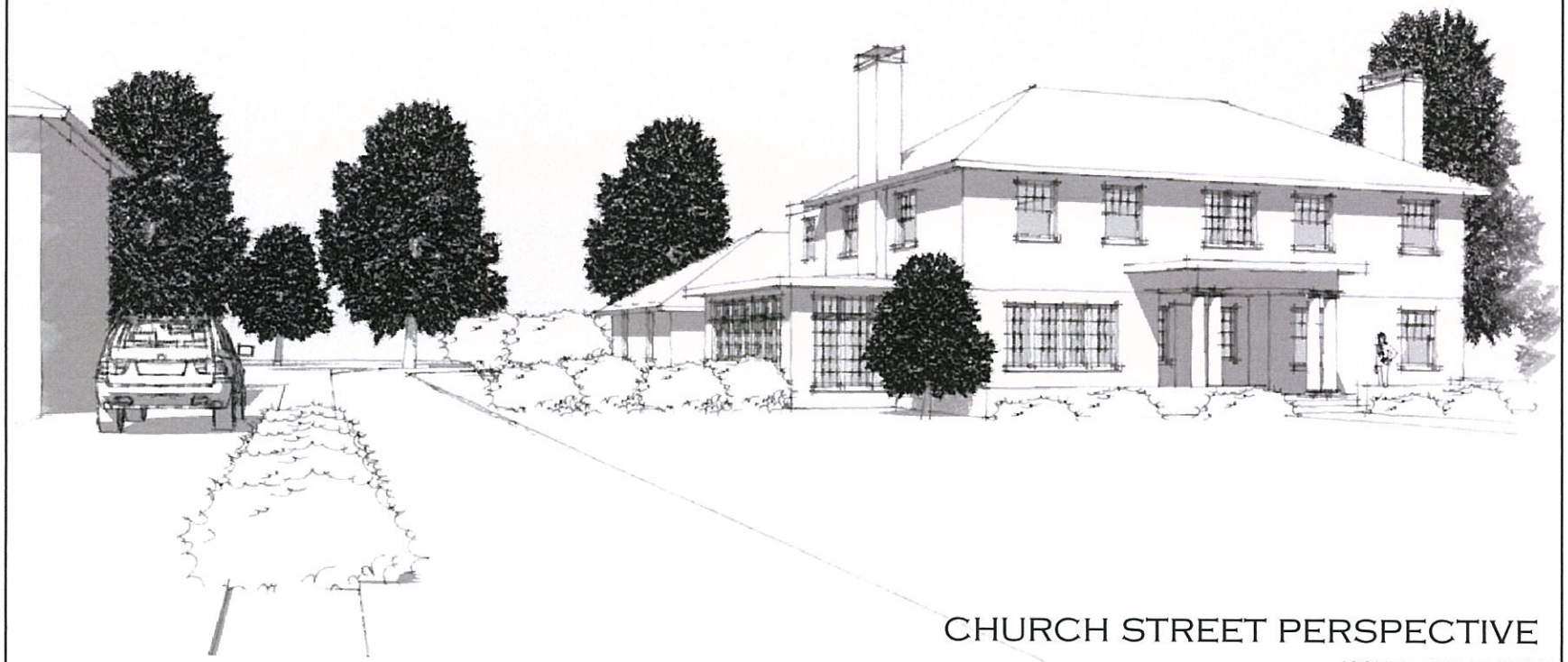
A RENOVATION FOR THE
COOPER FAMILY
441 CHURCH STREET
MARIETTA, GEORGIA

PROPOSED EXTERIOR ELEVATIONS

2019.08.13

A1-1

AERIAL PERSPECTIVE



CHURCH STREET PERSPECTIVE

ISSUED FOR REVIEW

A RENOVATION FOR THE
COOPER FAMILY
441 CHURCH STREET
MARIETTA, GEORGIA

PROPOSED
EXTERIOR ELEVATIONS

2019.08.13

A1-2

#20190748

CooperJones

August 8, 2019

Attention: Shelby Little – City of Marietta, Planning and Zoning Manager

Subject: 441 Church Street – Application for Certificate of Appropriateness

August, 5th Meeting of Historic Preservation Commission

Ms. Little,

We hereby appeal the Historic Commission's decision to deny our request to limewash the brick at 441 Church Street. We would ask that our appeal be brought before the City Council at their next meeting August 14, 2019.

We also ask the City Council to approve our request to add a master bedroom addition on to the home at 441 Church Street at this same meeting. The Historic Commission tabled this issue.

Sincerely,

Cooper Jones

Cooper Jones Construction

770-823-2149

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Motion Signature

File Number: 20190748

Appeal of CoA2019-17 (#20190704) 441 Church Street - Cooper Jones

Consideration of an appeal of a decision by the Historic Preservation Commission on the application for a Certificate of Appropriateness (#20190704) for 441 Church Street by Cooper Jones Construction.

Motion to reverse the determination by the Historic Preservation Commission which occurred on August 5, 2019 at which meeting the Historic Preservation Commission denied the request to limewash the brick at 441 Church Street. The Certificate of Appropriateness is hereby approved.

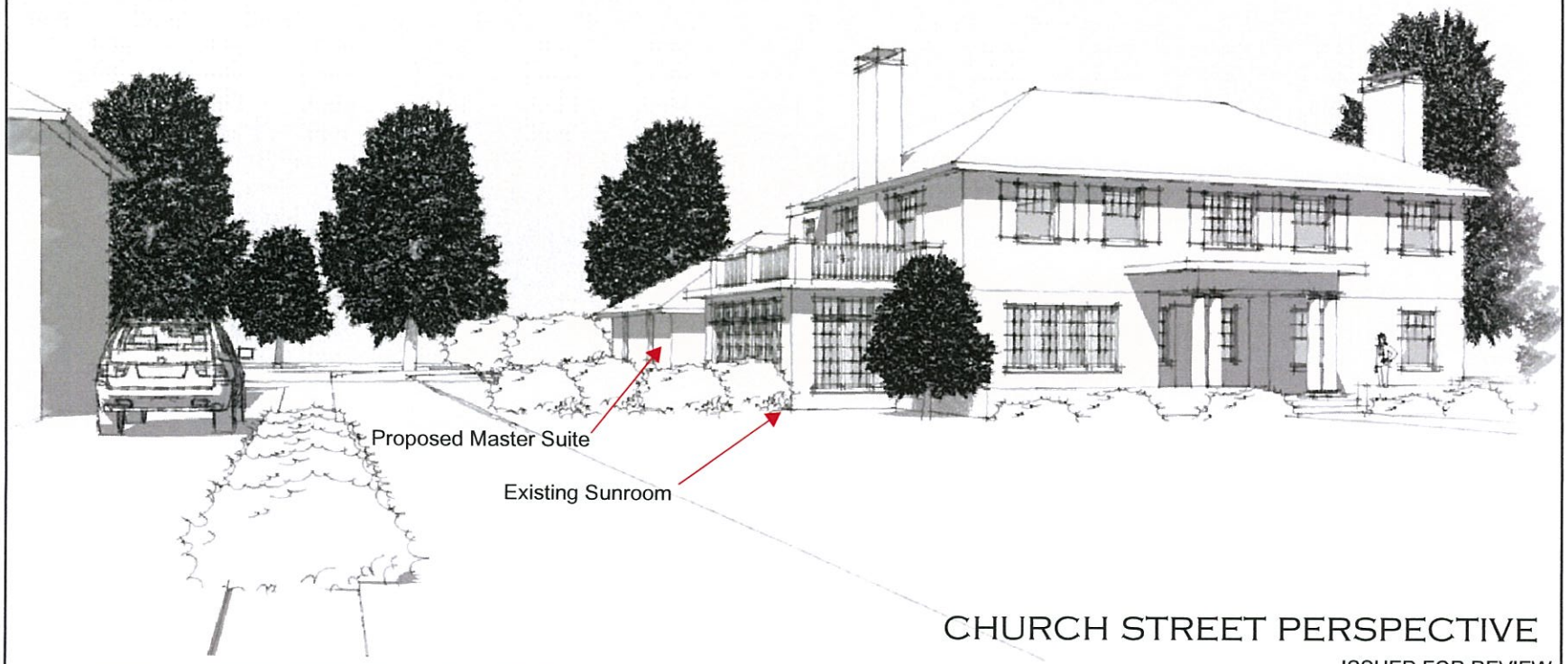
Motion to reverse the determination by the Historic Preservation Commission in which it tabled applicant's request to add a master bedroom addition to the house located at 441 Church Street. This motion includes the affirmative approval of the addition of a master bedroom for the property located at 441 Church Street.

DATE: August 14, 2019

R. Steve Tumlin, Jr., Mayor

Stephanie Guy, City Clerk

CURRENT AERIAL PERSPECTIVE



CHURCH STREET PERSPECTIVE

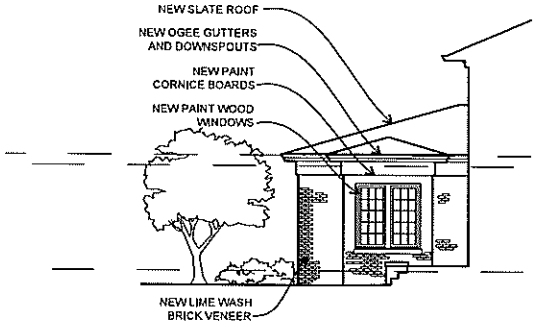
ISSUED FOR REVIEW

A RENOVATION AND ADDITION FOR THE
COOPER FAMILY
441 CHURCH STREET
MARIETTA, GEORGIA

PROPOSED
EXTERIOR ELEVATIONS

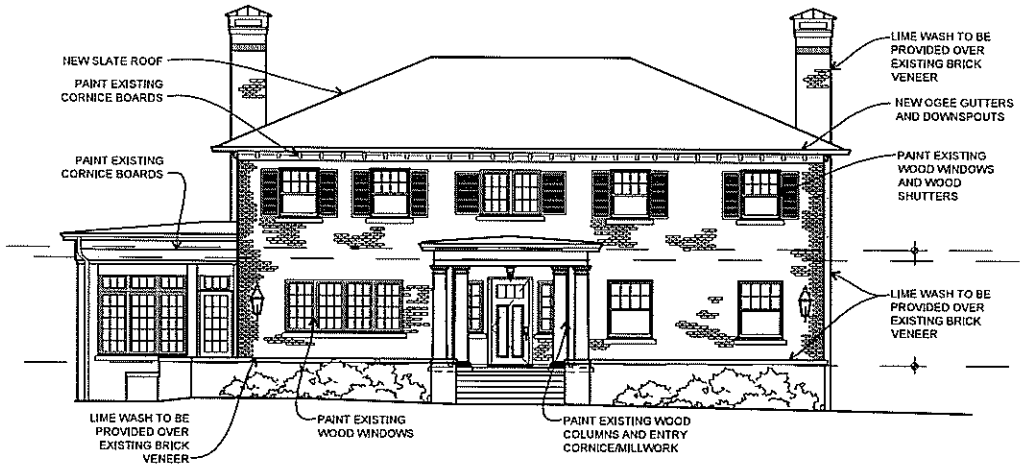
2019.08.13

A3-1



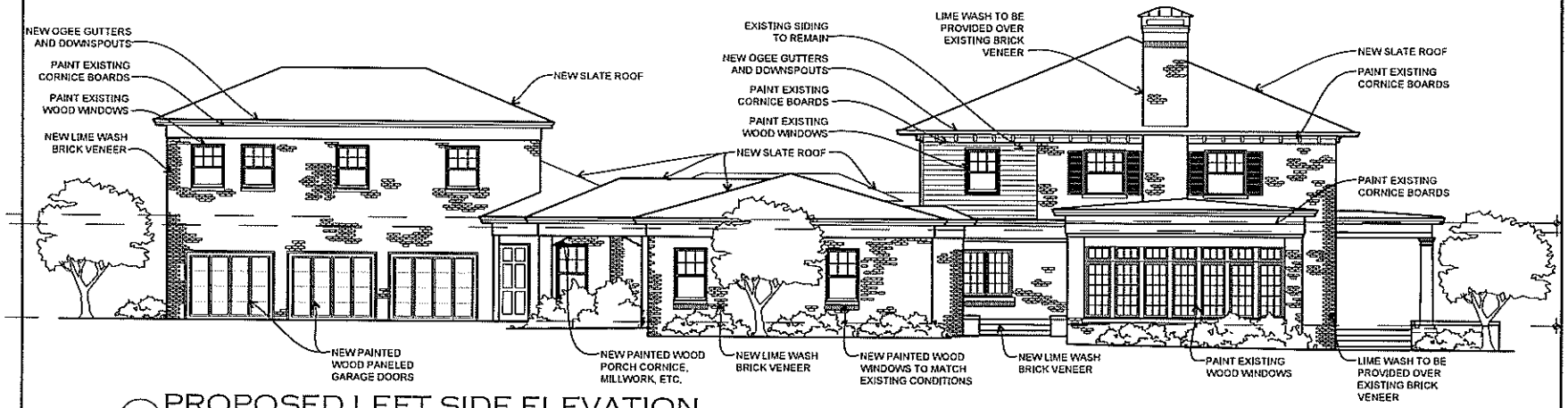
3 PROPOSED MASTER BATH ELEVATION

SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ISSUED FOR REVIEW

A RENOVATION AND ADDITION FOR THE
COOPER FAMILY
441 CHURCH STREET
MARIETTA, GEORGIA

PROPOSED EXTERIOR ELEVATIONS

2019.08.13

A2-1a

Proposed Master Suite Addition

1 PROPOSED MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

ISSUED FOR REVIEW

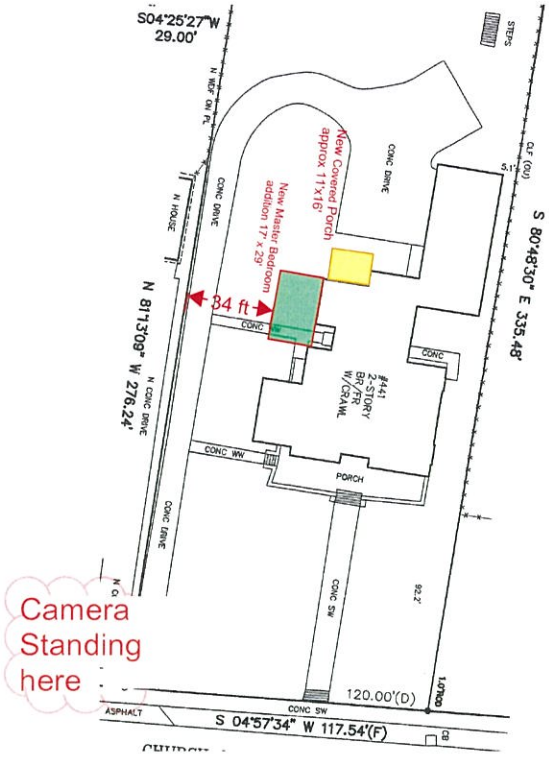
A RENOVATION AND ADDITION FOR THE
COOPER FAMILY
441 CHURCH STREET
MARIETTA, GEORGIA

PROPOSED EXTERIOR ELEVATIONS

2019.08.13

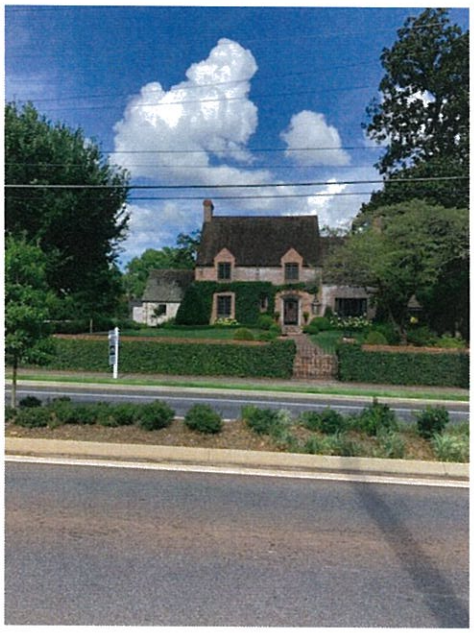
A1-1

Siteline of new master bedroom addition



Visual Impact of proposed addition will be very minimal from church street. Will only be seen when on foot due to one-way traffic in car. Sits behind existing side porch and will barely be visible from street.

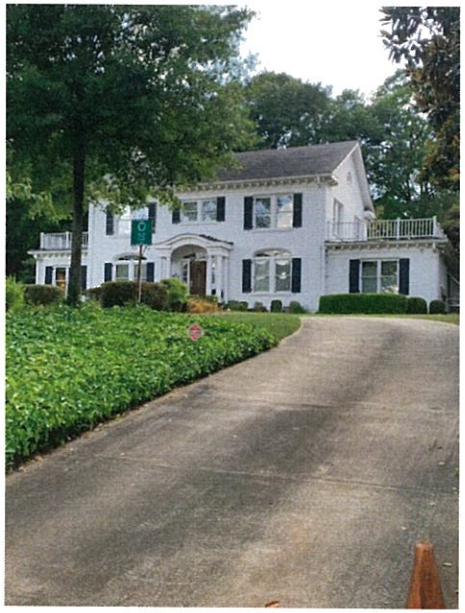
Homes on Church Street in Historic District with Painted or Lime-washed Brick



548 Church Street

519 Church Street

500 Church Street

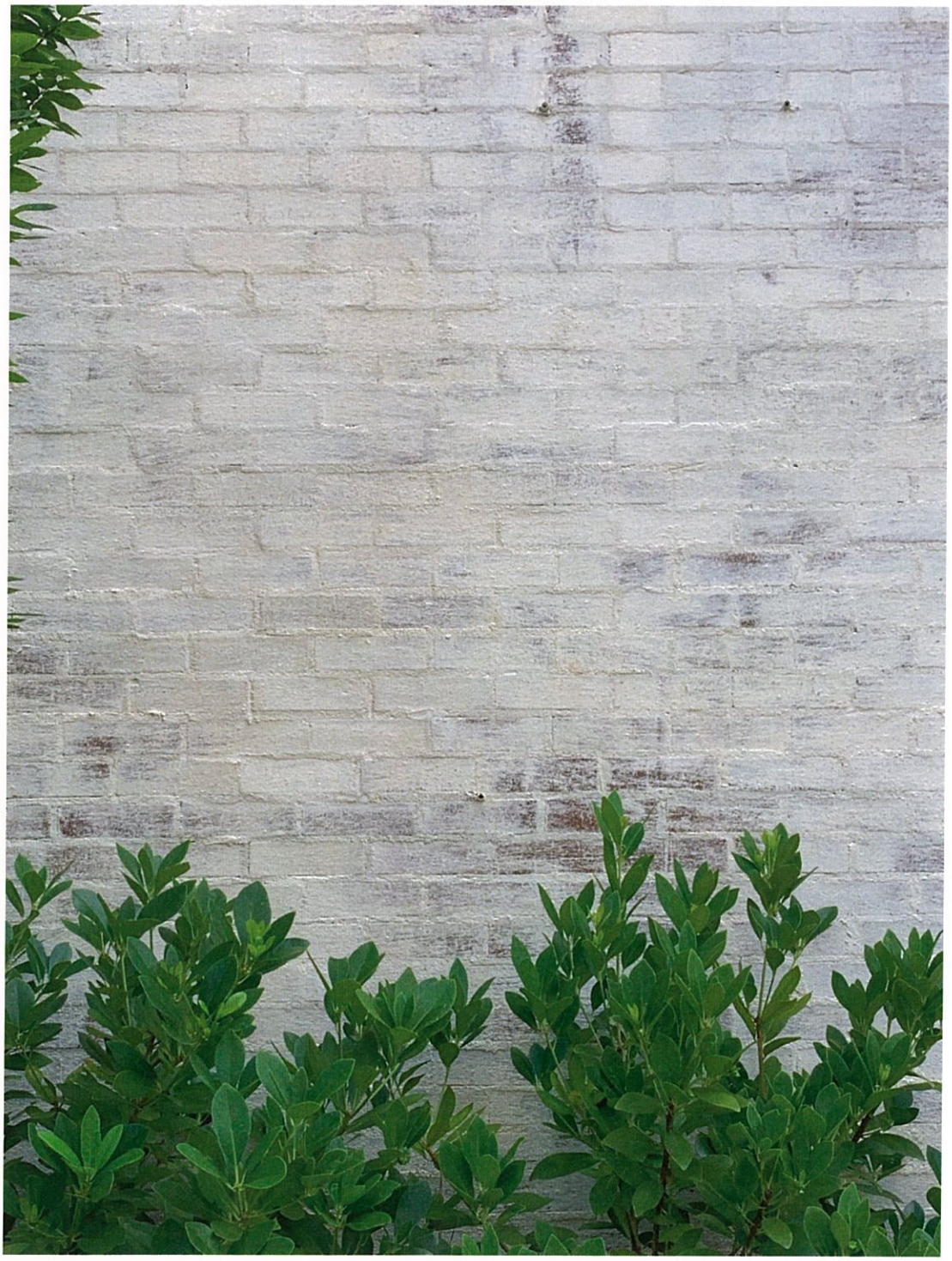


599 Church Street

566 Church Street

400 Church Street

Preferred Lime Wash Technique



DON GILLIS
CoA2019-17 Appeal (20190749)
D.Gillis Appeal 8.9.19

#20190749

Donald A Gillis
453 Church Street
Marietta, GA 30060

August 9, 2019

Ms. Shelby Little
Planning and Zoning Manager
City of Marietta
Lawrence Street
Marietta, GA 30060

Re: 441 Church Street

Dear Ms. Little:

I wish to appeal the August 5, 2019 decision by the Historic Preservation Commission to deny the owner's application for a Certificate of Appropriateness related to certain improvements at 441 Church Street.

This action is provided for in Marietta's code section 7-8-9-060 G. Appeals: "Any person adversely affected by any determination made by the commission relative to the issuance or denial of a certificate of appropriateness has 30 days to appeal such determination to the city council."

I live next door to the subject property. I wish to appeal based on the fact that the application was not complete. There were three requests in the submittal, but the third request, the master suite at ground level, contained no details and no drawings. As such, the application was incomplete and shouldn't have been considered at the meeting. I would like the applicant to complete the document and re-submit to the HPC at the next meeting.

Very Truly Yours,

Donald A Gillis

Donald A Gillis
Member of Church – Cherokee HPC

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Motion Signature

File Number: 20190749

Appeal of CoA2019-17 (#20190704) 441 Church Street - Donald Gillis

Consideration of an appeal of a decision by the Historic Preservation Commission on the application for a Certificate of Appropriateness (#20190704) for 441 Church Street by Donald Gillis

Motion to reverse the determination by the Historic Preservation Commission which occurred on August 5, 2019 in which the Historic Preservation Commission denied the owner's application for a Certificate of Appropriateness related to certain improvements at 441 Church Street. The Certificate of Appropriateness is hereby approved.

DATE: August 14, 2019

R. Steve Tumlin

R. Steve Tumlin, Jr., Mayor

Stephanie Guy

Stephanie Guy, City Clerk

STEVE IMLER
CoA2019-17 Appeal (20190747)
SImler Appeal 8.9.19

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Motion Signature

File Number: 20190747

Appeal of CoA2019-17 (#20190704) 441 Church Street - Stephen Imler

Consideration of an appeal of a decision by the Historic Preservation Commission on the application for a Certificate of Appropriateness (#20190704) for 441 Church Street by Stephen Imler.

Motion to reverse the determination of the Historic Preservation Commission which occurred on August 5, 2019 in which the request for a Certificate of Appropriateness was denied regarding 441 Church Street. The Certificate of Appropriateness is hereby approved.

DATE: August 14, 2019

R. Steve Tumlin, Jr.

R. Steve Tumlin, Jr., Mayor

Stephanie Guy

Stephanie Guy, City Clerk

#20190747

STEPHEN W. IMLER *599 Church Street, Marietta, GA 30060* *770-424-2723*

Ms. Shelby Little
Planning and Zoning Manager
City of Marietta
Lawrence Street
Marietta, GA 30060

August 8, 2019

Dear Ms. Little:

Following your instructions from earlier today, I am sending you this personal letter to appeal the decision August 5, 2019 by the Historic Preservation Commission to deny the owner's application for a Certificate of Appropriateness related to certain improvements at 441 Church Street.

I take this action as provided in Marietta's code section 7-8-9-060 G. Appeals: "Any person adversely affected by any determination made by the commission relative to the issuance or denial of a certificate of appropriateness has 30 days to appeal such determination to the city council."

I also live in the Church-Cherokee Historic District where the above property is located, it is about 10 houses away from mine. A material change in appearance of a home in this district (especially on Church Street), or its denial, can affect the value of my home and my neighbors as well as affect the overall appearance of the neighborhood as a whole.

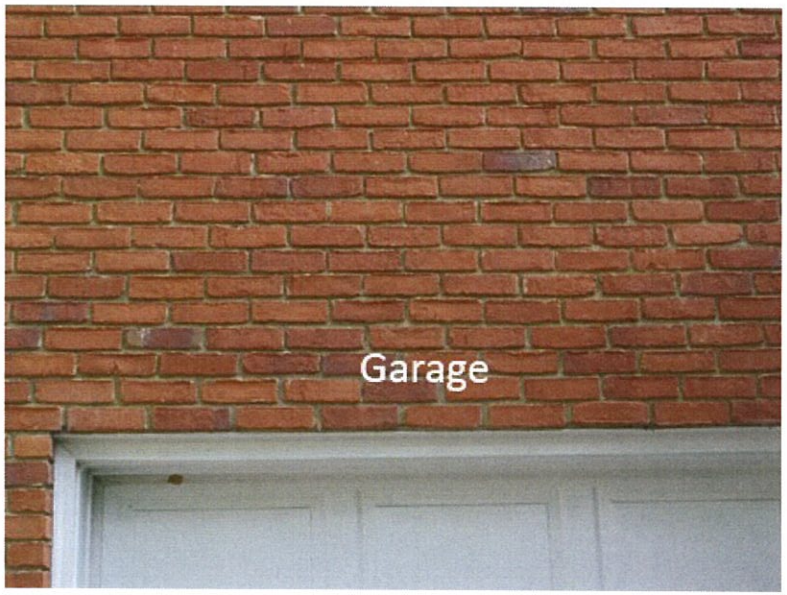
Regards,

Stephen W Imler

441 Church Street

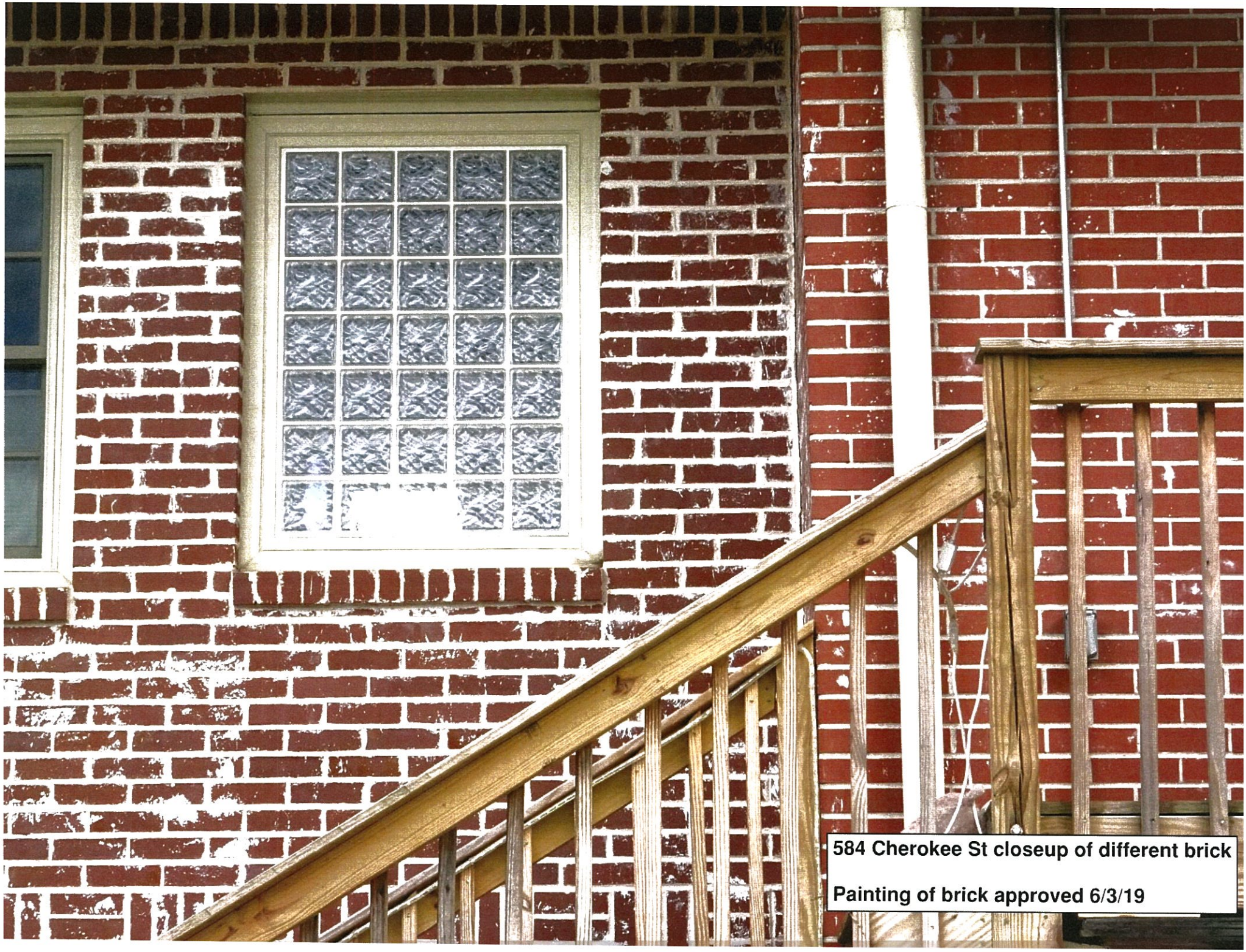
Location of proposed addition – downstairs MBR
behind existing one level sunroom

441 **Church** Street



584 Cherokee St addition with different brick

Painting of brick approved 6/3/19



584 Cherokee St closeup of different brick

Painting of brick approved 6/3/19

599 Church St

Church Street 441 Appeal Memo

Reference Nos. 20190747, -0748, -0749

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

MEMORANDUM

TO: Mayor Tumlin and City Council Members
William F. Bruton, Jr., City Manager

THROUGH: Rusty Roth, Director of Development Services Department

FROM: Shelby Little, Planning & Zoning Manager

SUBJECT: Appeal of HPC's ruling on Certificate of Appropriateness for 441 Church St

DATE: August 12, 2019

SUMMARY: The Historic Preservation ordinance states that anyone adversely affected by a determination of the commission may appeal that decision to City Council. Stephen Imler, Cooper Jones, and Don Gillis wish to appeal the decision of the Historic Preservation Commission regarding the Certificate of Appropriateness for 441 Church Street heard August 5, 2019.

BACKGROUND: In April of this year, an application was made to replace the roof and limewash the brick at 441 Church Street. The HPC approved the request for a slate roof but denied the request to limewash the brick.

In July, Cooper Jones Construction made an application to the HPC for 441 Church Street treating the brick (limewash or thin paint), replacing the windows, and adding a master suite to the side/rear of the home. The decision by the HPC was broken into different motions for each item.

WINDOWS:
A motion was made by Board member Freedman, seconded by Board member Paden, that the portion of the application covering the WINDOWS be Approved as amended to require that all replacement windows will match the existing light pattern and any windows visible from the public right-of-way be constructed of wood. The motion was Finalized and carried by the following vote: **8-0-0**

MASTER SUITE ADDITION:
A motion was made by Commissioner Freedman, seconded by Commissioner Savic, that this matter be TABLED until complete plans for the addition can be submitted. The motion was Approved as amended and Finalized and carried by the following vote: **8-0-0**

BRICK TREATMENT:
A motion was made by Commissioner Imler, seconded by Historic District Representative Gillis, that the portion of the application covering the brick treatment (limewash) be Approved and Finalized. The motion Failed to Pass by the following vote:

Vote: 3-5-0 Freedman, Paden, Savic, Williams and HD Representative Elliott Voted Against
Board Attorney Litchfield advised the Board that the applicant would not be able to appeal as this motion did not pass. There must be a "positive" motion for the appeal to be entered. The motion

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

was restated to deny the limewash so that the applicant can follow through with his appeal (if he desires) to the City Council. Commissioner Imler explained the rationale behind the motion to deny the limewash.

A motion was made by Commissioner Imler, seconded by Commissioner Kendall, that the request for brick treatment (limewash) be Denied. The motion was Approved as amended and Finalized. The motion carried by the following vote:

Vote: 6-2-0 Kendall and HD Representative Gillis Voted Against

CC Motion to Reverse HPC
Decision 8.14.2019

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Motion Signature

File Number: 20190747

Appeal of CoA2019-17 (#20190704) 441 Church Street - Stephen Imler

Consideration of an appeal of a decision by the Historic Preservation Commission on the application for a Certificate of Appropriateness (#20190704) for 441 Church Street by Stephen Imler.

Motion to reverse the determination of the Historic Preservation Commission which occurred on August 5, 2019 in which the request for a Certificate of Appropriateness was denied regarding 441 Church Street. The Certificate of Appropriateness is hereby approved.

DATE: August 14, 2019

R. Steve Tumlin, Jr., Mayor

Stephanie Guy, City Clerk

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Motion Signature

File Number: 20190748

Appeal of CoA2019-17 (#20190704) 441 Church Street - Cooper Jones

Consideration of an appeal of a decision by the Historic Preservation Commission on the application for a Certificate of Appropriateness (#20190704) for 441 Church Street by Cooper Jones Construction.

Motion to reverse the determination by the Historic Preservation Commission which occurred on August 5, 2019 at which meeting the Historic Preservation Commission denied the request to limewash the brick at 441 Church Street. The Certificate of Appropriateness is hereby approved.

Motion to reverse the determination by the Historic Preservation Commission in which it tabled applicant's request to add a master bedroom addition to the house located at 441 Church Street. This motion includes the affirmative approval of the addition of a master bedroom for the property located at 441 Church Street.

DATE: August 14, 2019

R. Steve Tumlin, Jr., Mayor

Stephanie Guy, City Clerk

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Motion Signature

File Number: 20190749

Appeal of CoA2019-17 (#20190704) 441 Church Street - Donald Gillis

Consideration of an appeal of a decision by the Historic Preservation Commission on the application for a Certificate of Appropriateness (#20190704) for 441 Church Street by Donald Gillis

Motion to reverse the determination by the Historic Preservation Commission which occurred on August 5, 2019 in which the Historic Preservation Commission denied the owner's application for a Certificate of Appropriateness related to certain improvements at 441 Church Street. The Certificate of Appropriateness is hereby approved.

DATE: August 14, 2019

R Steve Tumlin

R. Steve Tumlin, Jr., Mayor

Stephanie Guy

Stephanie Guy, City Clerk

HPC Minutes 8/5/2019
DRAFT

HPC Minutes 8/5/2019
FINAL

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes

MARIETTA HISTORIC PRESERVATION COMMISSION

David Freedman, Chairman
Rebecca Nash Paden, Vice Chair
Marion Savic
Martin C. Kendall
Carol Williams
Ray Worden
Steve Imler

Monday, August 5, 2019 | **6:00 PM** | **Marietta City Hall Council Chamber**

Present: David Freedman, Steve Imler, Carol Williams, Rebecca Paden, Marion Savic, Martin Kendall,
Absent: Ray Worden
Church Cherokee HD Representative: Don Gillis, Paul Elliott
Forest Hills HD Representatives: Ruby Mercier, Chris Campbell (Non-Voting)

Staff Present:
Shelby Little, Planning & Zoning Manager
Robin Osindele, Urban Planner
Gregg Litchfield, Board Attorney
Sandra Lloyd, Secretary

CALL TO ORDER:

Chairman Freedman called the meeting to order at 6:00 PM

MINUTES:

20190673 **Regular Meeting Minutes**

Review and approval of the July 1, 2019 Historic Preservation Commission regular meeting minutes.

A motion was made by Board member Williams, seconded by Board member Savic, that the minutes from the July 1, 2019 Historic Preservation Commission meeting be Approved and Finalized. The motion carried by the following vote:

Vote: 6-0-0

BUSINESS:

20190704 **441 Church Street- Additions, Material Change in Appearance**

Applicant, Cooper Jones of Cooper Jones Construction, on behalf of homeowners Sonja & Lance Cooper, is seeking approval for additions and material changes to the property:
Brick Treatment-reset, replace and mortar work
New Windows
Master suite addition

The Commission discussed and voted on each item of this application separately. The first item was the request for brick treatment:

BRICK TREATMENT

Chairman Freedman advised the applicant that the initial request to limewash this property was denied. The applicant indicated that he was aware.

Historic District Representative Donald Gillis added that the previous submission was to limewash the front of the building. The current presentation gives more of a scope of the project including some of the changes; in his opinion, the limewash would be preferable to seeing different colors of brick (as on the studio/three car garage and the house).

The applicant confirmed that he might be able to find brick that was similar in color but probably not an exact match. When asked if the project included replacing brick, he indicated that the work on the front porch would require removal of the brick.

Chairman Freedman and others suggested that the brick on the porch could be salvaged and reused. Applicant was certain that he would not be able to save 100% of the brick.

Commission member Carol Williams referred to the guidelines which states that there are ways to restore and or preserve the brick and that every effort should be made to save what can be saved and reuse. Unpainted brick should not be painted. Limewash is considered a permanent change.

The Commission members discussed the various portions of the guidelines to support the justification to allow the limewash as well as those to the justify denying the limewash.

Applicant stated that a true limewash requires ongoing treatment and refreshing but that the process is not reversible. There was discussion both in support and in opposition of this.

WINDOWS

Chairman Freedman required clarification of the extent of the window replacement. This was not clearly stated in the application. Once clarification was received, the decision was made to approve the window replacement on the condition that the new windows will match the existing light pattern and any windows that will be visible from the public right-of-way be constructed of wood.

WINDOWS VOTE:

A motion was made by Board member Freedman, seconded by Board member Paden, that the portion of the application covering the WINDOWS be Approved as amended to require that all replacement windows will match the existing light pattern and any windows visible from the public right-of-way be constructed of wood. The motion was Finalized and carried by the following vote:

VOTE: 8-0-0

MASTER SUITE ADDITION

Chairman Freedman indicated that there was not enough information provided to make an informed decision regarding approval of the master suite addition. There was no indication of how much it would change the overall elevation, will it be seen from the public right-of-way, how tall will the roof be, what type of roof etc. The applicant provided an explanation of what the addition will look like. The Commission indicated that there would probably be no objection to the addition, but that more information would be required prior to an approval. This item was tabled until a more detailed plan can be provided.

MASTER SUITE ADDITION VOTE

A motion was made by Commissioner Freedman, seconded by Commissioner Savic, that this matter be TABLED until complete plans for the addition can be submitted. The motion was Approved as amended and Finalized and carried by the following vote:

Vote: 8-0-0

BRICK

A motion was made by Commissioner Imler, seconded by Historic District Representative Gillis, that the portion of the application covering the brick treatment (limewash) be Approved and Finalized. The motion Failed to Pass by the following vote:

Vote: 3-5-0 Freedman, Paden, Savic, Williams and HD Representative Elliott Voted Against

Board Attorney Litchfield advised the Board that the applicant would not be able to appeal as this motion did not pass. There must be a "positive" motion for the appeal to be entered. The motion was restated to deny the limewash so that the applicant can follow through with his appeal (if he desires) to the City Council. Commissioner Imler explained the rationale behind the motion to deny the limewash.

A motion was made by Commissioner Imler, seconded by Commissioner Kendall, that the request for brick treatment (limewash) be Denied. The motion was Approved as amended and Finalized. The motion carried by the following vote:

Vote: 6-2-0 Kendall and HD Representative Gillis Voted Against

Prior to the next two votes, Commissioner Imler advised the applicant that items denied by the Commission can be appealed to the City Council.

CoA Item Summary:

After the vote was completed on all three items, Chairman Freedman summarized for the applicant:

The Windows were APPROVED WITH CONDITIONS.
The Brick Treatment was DENIED allowing the applicant to appeal to the City Council.
The Master Suite Addition was TABLED pending submission of proper plans and cannot be appealed to the City Council.

20190722

292 Vance Circle-Demolition, New Construction/Infill/Additions/Material Change in Appearance/Fences, landscaping, retaining walls. Updating previously submitted and approved CoA (20181189)

Applicants James and Tiffany Campbell are seeking approval for updates and changes to the originally submitted and approved Certificate of Appropriateness (20181189 11/5/18).

WINDOWS

A motion was made by Commissioner Freedman, seconded by Commissioner Savic, that the WINDOWS portion of this application be approved with the condition that all windows will be replaced with 6 over 6. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

DORMER WINDOWS

A motion was made by Commissioner Savic, seconded by Historic District Representative Mercer, that the DORMER WINDOWS portion of this application be approved to allow the applicant to use rounded or regular windows at his discretion. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

GARAGE WINDOWS

A motion was made by Commissioner Williams, seconded by Commissioner Savic, that the GARAGE WINDOWS portion of this application be approved to add three (3) windows to the garage, two (2) smaller windows on right elevation and one (1) 6 over 6 on the left elevation. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

DOUBLE DOORS-FRONT PORCH

A motion was made by Commissioner Savic seconded by Commissioner Paden, that the DOUBLE DOORS (FRONT PORCH) portion of this application be approved with 12 light SDL with a bottom panel. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

GARAGE DOORS

A motion was made by Commissioner Savic, seconded by HD Representative Mercier, that the GARAGE DOORS portion of this application be approved for rounded or not rounded doors at the applicant's discretion. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

SIDING

A motion was made by Commissioner Savic, seconded by Commissioner Imler, that the SIDING portion of this application be approved with the condition that any replacement siding be hardie plank. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

BRICK FENCE

A motion was made by Commissioner Savic, seconded by Commissioner Paden, that the BRICK FENCE portion of this application be approved to allow for any addition will be brick to match the existing fence with the option of being solid brick or open work. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

CHIMNEY

A motion was made by Chairman Freedman, seconded by Commissioner Williams, that the CHIMNEY portion of this application be approved with the condition that the chimney treatment can be limewashed to match the existing limewash on the brick fence. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

RAISING THE HOUSE

A motion was made by Chairman Freedman, seconded by Commissioner Savic, that the HOUSE RAISING portion of this application be approved with the condition that if the applicant decides to raise the house, it will be allowed to a maximum of a one (1) foot increase in elevation. The motion was approved and carried by the following vote:

Vote: 7-0-0

Applicant indicated that he might possibly want to raise the house 2 feet. There was discussion but the commission felt that this might increase the elevation too much.

Commissioner Kendall offered a motion for this request which failed for a lack of a second.

20131378 **Polk, Maple, Moon, Holland District**

Continue discussion regarding the formation of this historic district; include any new information regarding area contacts.

Chairman Freedman indicated that there was nothing new to report at this time and that this matter will be taken up again at the September meeting of the HPC

Discussed.

20140385 **Church Cherokee Historic District**

Continue to discuss current status and any additional updates related to Church Cherokee Historic District signage.

Staff reported that Transportation Deputy Director Dan Conn is preparing a design for the entire corner that will be part of the 2020 SPLOST. There are still plans to grade the corner and move the guardrail so that a sign can be installed.

Discussed

ADJOURNMENT:

Chairman Freedman adjourned the meeting at 7:30 PM

_____
David Freedman, Chairman

_____
Sandra Lloyd, Secretary

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes

MARIETTA HISTORIC PRESERVATION COMMISSION

David Freedman, Chairman
Rebecca Nash Paden, Vice Chair
Marion Savic
Martin C. Kendall
Carol Williams
Ray Worden
Steve Imler

Monday, August 5, 2019 | **6:00 PM** | **Marietta City Hall Council Chamber**

Present: David Freedman, Steve Imler, Carol Williams, Rebecca Paden, Marion Savic, Martin Kendall,
Absent: Ray Worden
Church Cherokee HD Representative: Don Gillis, Paul Elliott
Forest Hills HD Representatives: Ruby Mercier, Chris Campbell (Non-Voting)

Staff Present:
Shelby Little, Planning & Zoning Manager
Robin Osindele, Urban Planner
Gregg Litchfield, Board Attorney
Sandra Lloyd, Secretary

CALL TO ORDER:

Chairman Freedman called the meeting to order at 6:00 PM

A moment of silence was observed in memory of deceased Commission member Ray Worden.

MINUTES:

20190673 **Regular Meeting Minutes**

Review and approval of the July 1, 2019 Historic Preservation Commission regular meeting minutes.

A motion was made by Board member Williams, seconded by Board member Savic, that the minutes from the July 1, 2019 Historic Preservation Commission meeting be Approved and Finalized. The motion carried by the following vote:

Vote: 6-0-0

20190704 **441 Church Street- Additions, Material Change in Appearance**

Applicant, Cooper Jones of Cooper Jones Construction, on behalf of homeowners Sonja & Lance Cooper, is seeking approval for additions and material changes to the property:
Brick Treatment-reset, replace and mortar work
New Windows
Master suite addition

The Commission discussed and voted on each item of this application separately. The first item was the request for brick treatment:

BRICK TREATMENT

Chairman Freedman advised the applicant that the initial request to limewash this property was denied. The applicant indicated that he was aware.

Historic District Representative Donald Gillis added that the previous submission was to limewash the front of the building. The current presentation gives more of a scope of the project including some of the changes; in his opinion, the limewash would be preferable to seeing different colors of brick (as on the studio/three car garage and the house).

The applicant confirmed that he might be able to find brick that was similar in color but probably not an exact match. When asked if the project included replacing brick, he indicated that the work on the front porch would require removal of the brick.

Chairman Freedman and others suggested that the brick on the porch could be salvaged and reused. Applicant was certain that he would not be able to save 100% of the brick.

Commission member Carol Williams referred to the guidelines which states that there are ways to restore and or preserve the brick and that every effort should be made to save what can be saved and reuse. Unpainted brick should not be painted. Limewash is considered a permanent change.

The Commission members discussed the various portions of the guidelines to support the justification to allow the limewash as well as those to the justify denying the limewash.

Applicant stated that a true limewash requires ongoing treatment and refreshing but that the process is not reversible. There was discussion both in support and in opposition of this.

WINDOWS

Chairman Freedman required clarification of the extent of the window replacement. This was not clearly stated in the application. Once clarification was received, the decision was made to approve the window replacement on the condition that the new windows will match the existing light pattern and any windows that will be visible from the public right-of-way be constructed of wood.

WINDOWS VOTE:

A motion was made by Board member Freedman, seconded by Board member Paden, that the portion of the application covering the WINDOWS be Approved as amended to require that all replacement windows will match the existing light pattern and any windows visible from the public right-of-way be constructed of wood. The motion was Finalized and carried by the following vote:

VOTE: 8-0-0

MASTER SUITE ADDITION

Chairman Freedman indicated that there was not enough information provided to make an informed decision regarding approval of the master suite addition. There was no indication of how much it would change the overall elevation, will it be seen from the public right-of-way, how tall will the roof be, what type of roof etc. The applicant provided an explanation of what the addition will look like. The Commission indicated that there would probably be no objection to the addition, but that more information would be required prior to an approval. This item was tabled until a more detailed plan can be provided.

MASTER SUITE ADDITION VOTE

A motion was made by Commissioner Freedman, seconded by Commissioner Savic, that this matter be TABLED until complete plans for the addition can be submitted. The motion was Approved as amended and Finalized and carried by the following vote:

Vote: 8-0-0

GARAGE WINDOWS

A motion was made by Commissioner Williams, seconded by Commissioner Savic, that the GARAGE WINDOWS portion of this application be approved to add three (3) windows to the garage, two (2) smaller windows on right elevation and one (1) 6 over 6 on the left elevation. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

DOUBLE DOORS-FRONT PORCH

A motion was made by Commissioner Savic seconded by Commissioner Paden, that the DOUBLE DOORS (FRONT PORCH) portion of this application be approved with 12 light SDL with a bottom panel. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

GARAGE DOORS

A motion was made by Commissioner Savic, seconded by HD Representative Mercier, that the GARAGE DOORS portion of this application be approved for rounded or not rounded doors at the applicant's discretion. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

SIDING

A motion was made by Commissioner Savic, seconded by Commissioner Imler, that the SIDING portion of this application be approved with the condition that any replacement siding be hardie plank. The item was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

20140385 **Church Cherokee Historic District**

Continue to discuss current status and any additional updates related to Church Cherokee Historic District signage.

Staff reported that Transportation Deputy Director Dan Conn is preparing a design for the entire corner that will be part of the 2020 SPLOST. There are still plans to grade the corner and move the guardrail so that a sign can be installed.

Discussed

ADJOURNMENT:

Chairman Freedman adjourned the meeting at 7:30 PM

David Freedman, Chairman

Sandra Lloyd, Secretary