



# 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*

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Monday, August 5, 2019

6:00 PM

Marietta City Hall Council Chamber

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**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**

**BUSINESS:**

DRAFT

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

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David Freedman, Chairman

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Sandra Lloyd, Secretary