



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
Christopher Campbell
Martin C. Kendall
Carol Williams
Mark Kirk
Steve Imler

Monday, June 1, 2020

6:00 PM

Marietta City Hall Council Chamber

Present: David Freedman, Steve Imler, Mark Kirk, Martin Kendall, Chris Campbell, Rebecca Paden, Carol Williams

Church Cherokee Historic District Reps: Paul Elliott, Don Gillis (Virtual)

Absent:

Staff Present:

Shelby Little, Planning & Zoning Manager
Robin Osindele, Urban Planner
Joseph Atkins, Board Attorney
Sandra Lloyd, Secretary

CALL TO ORDER:

Chairman Freedman called the meeting to order at 6:10 PM

MINUTES:

20200350 Regular Meeting Minutes

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

A motion was made by Commission member Kirk, seconded by Commission member Campbell, that the March 2, 2020 Historic Preservation Commission minutes be Approved as Amended and Finalized by making a correction to the name "Mark" Pope to "Mike" Pope under item 20131378. The motion carried by the following vote:

Vote 7-0-0

BUSINESS:

20131378 Polk, Maple, Moon, Holland District

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

A motion was made by Commission member Paden, seconded by Commission member Williams, that the Polk, Maple, Moon, Holland District discussion item be closed in favor of the new designation, Moon Holland District. The motion was Approved and Finalized and carried by the following vote:

Vote: 7-0-0

20200351 Moon Holland Historic District

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

Discussed

20140385 Church Cherokee Historic District

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

Per Staff (Shelby Little) there are no new updates. The money that was withheld and set aside is now tied up in the budget due to the COVID-19 situation. All work is on hold. Suggested that this be re-visited in the next budget year.

Discussed

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.

A motion was made by Commission member Imler, seconded by Commission member Kendall, that this item be Approved and Finalized. The motion carried by the following vote:

Vote: 8-0-1 Gillis was absent for this vote

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.

Applicant, Cooper Jones presented a power-point presentation and hard-copies, not previously submitted with the CoA, in support of his application as well as having several members of the construction "trades", builders, general contractors, real estate professionals, etc. in attendance.

After Mr. Jones' presentation, Chairman Freedman responded by clarifying that the Historic Preservation Commission (HPC) was not the cause of the "stop work" on the porch but the City's Public Works/Inspection department took that action because what was being built was not what was approved in the original certificate of appropriateness; had Mr. Jones notified Planning & Zoning or any of the city departments when he first realized that there was an issue with the brick which necessitated it being replaced with granite, it might possibly have resulted in there not being a need for Mr. Jones to come back before the Commission.

Mr. Freedman went on to explain that what the HPC will be looking at today (June 1, 2020) is if the original certificate of appropriateness indicated that granite would be used instead of brick, would it have been approved.

DISCUSSION

Commissioner Kendall: *Did not doubt that granite would have been approved, however once the brick was approved, and the applicant went on to install something other than what was approved that amounts to the HPC being overridden and therefore shouldn't this item go before the City Council again? He went on to say that he thought it was a good improvement but the HPC is wasting time if the applicant can intentionally override something that was specifically discussed and approved.*

Staff (Shelby Little) Responded: *The HPC can approve the change to granite tonight.*

Chairman Freedman: *Added that the commission can approve it tonight and that would be the end of it. If the item is not approved, then the applicant will have to appeal to the City Council.*

HD Representative Paul Elliott: *The applicant came before the commission initially stating that the justification for the lime washing the entire house was that brick wall that had to be replaced and he would do it with brick. HD*

Representative Elliott feels the commission was misled the entire time. Asking forgiveness instead of permission. Had he come with this initially, the commission would have considered it.

Commissioner Imler: *Agreed with HD Elliott about the lime-wash and went on to say the process of what we would have approved needs to be revisited. Members of the Commission feel surprised and disappointed that the applicant did not return to ask about this and about the copper roof that is being installed which would have resulted in a great deal of discussion. This raises questions about the merit of the Commission and its purpose. Although the design guidelines are not perfect, judgment must be allowed, and it does no good purpose to criticize the HPC for its lack of perfection. Commissioner Imler indicated that the test is the material change in appearance with material being as historical as possible. Tonight's decision should not be tainted by how we ended up here. Denial as a form of punishment is not the issue here. Either it will pass here, or it will fail here and go on to the City Council who granted the approval initially for the brick and limewash.*

When the applicant was asked why he didn't come back before the HPC, he responded by saying that he had never applied for a Certificate of Appropriateness, had it denied, then appealed it to City Council for them to overturn it unanimously. He was unsure of the HPC's jurisdiction.

Commissioner Williams: *Indicated that she has known the applicant (Cooper Jones) for a long time and is certain that he wants to do what's right; however, she has to agree with what the others have said tonight. The granite is beautiful, but it takes away from the historic nature of this home. If a historic brick smokehouse can be dismantled and moved from Acworth to Marietta and reassembled again, then certainly something could have been done to preserve the brick which was originally approved. Commissioner Williams indicated that she cannot vote for this because it is not historically correct.*

Commissioner Kirk: *Gave his experience as a builder of custom homes and sympathized with the applicant having to come back before the HPC with changes; however agreed that the applicant should have returned to get approval for the granite. The punishment for not doing so is not to have the granite removed but there should be some form of penalty levied by the appropriate department either the HPC or Public Works.*

Chairman Freedman: *Offered the suggestion that as a form of mitigation, would the applicant be willing to consider not lime-washing the house? The applicant replied that he would not consider that.*

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.

A motion was made by Commission member Freedman, seconded by Commission member Imler, that the June 29, 2020 Historic Preservation Commission meeting be rescheduled to June 30, 2020 in order to utilize Council Chamber. The motion was Approved and Finalized and carried by the following vote:

6-1-0 (Kendall Opposed)

20200483

208 Frasier Street-Durham Residence

Discussion of design guidelines for the Durham Residence.

Chairman Freedman thought it premature to open this for discussion, but provided a review and overview of the events leading to the process of designating this property (Martin Slaughter House c. 1854) as a historic landmark at the request of the current owner Mrs. Durham. This process requires design guidelines for the property. Chairman Freedman noted that there were three (3) other properties designated as historic landmarks in the City of Marietta, Brumby Hall, The Waterworks, and the Clark Library (Mike Whittle Florist). Guidelines were written for those three historic landmark properties. Chairman Freedman used these documents (specifically the one for the Clark Library), along with research from Board member Paden as the template for the Martin Slaughter house design guidelines; the rest being just general information. Missing are pictures and map, a section on architectural description, current conditions and recommendations, and additional photographs. Chairman Freedman or any member of the Board wishing to do so could provide the missing information for the guidelines. Once compiled, the design guidelines would be sent to Mrs. Durham prior to the Board voting on them. The request for historic designation with the guidelines attached would then go to the City Council for approval.

Chairman Freedman requested that each member review the draft guidelines and come back prepared for a formal discussion at the next meeting. Staff (Shelby Little) will take pictures of the property.

Board member Imler-*The Slaughter House is a specific and unique property being remodeled with care and concern deserving of its own criteria, guidelines and rules, with the idea to keep it "as is" as opposed to restoration, rehabilitation, preservation, or reconstruction. The closest thing to that of the four guideline categories is preservation. That should be the starting point to create the unique guidelines for this property.*

Chairman Freedman will include the Secretary of Interior standards but not apply them to the design guidelines for this property, instead add as an addendum.

Discussed

20200450

Election of Historic Preservation Commission Officers

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

For the Office of Chairman

Board member Paden made a motion to nominate incumbent Chair David Freedman; the nomination was seconded by Board member Williams. Chairman Freedman accepted the nomination and as there were no other nominees, board Chairman Freedman was re-elected by the following vote:

Vote:7-0-0

For the Office of Vice-Chairman

Board member Williams made a motion to nominate incumbent Vice-chair Rebecca Paden; the nomination was seconded by Board member Kirk. Vice-chairman Paden accepted the nomination and as there were no other nominees, Vice-chairman Paden was re-elected by the following vote:

Vote: 7-0-0

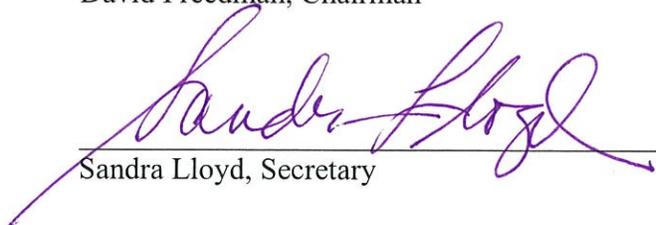
Discussed

ADJOURNMENT:

Chairman Freedman adjourned the meeting at 7:20 PM



David Freedman, Chairman



Sandra Lloyd, Secretary