



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
Martin C. Kendall
Carol Williams
Mark Kirk
Steve Imler

Monday, February 3, 2020

6:00 PM

Marietta City Hall Council Chamber

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

Absent: Carol Williams

Staff Present:

Rusty Roth, Development Services Director
Shelby Little, Planning & Zoning Manager
Jasmine Thornton, Zoning Administrator
Joseph Atkins, Board Attorney
Sandra Lloyd, Secretary

CALL TO ORDER:

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

MINUTES:

20200081 Regular Meeting Minutes

Review and approval of the December 30, 2019 Historic Preservation Commission regular meeting minutes.

A motion was made by Board member Imler, seconded by Board member Campbell, that the December 30, 2019 Historic Preservation Commission minutes be Approved and Finalized. The motion carried by the following vote:

Vote: 6-0-0

BUSINESS:

Chairman Freedman amended the order of the agenda to hear item 20200071 first.

20200071 185 Forest Avenue-Additions

Applicant, Michele Sims, is seeking approval to replace the existing front porch with a porch of the same size.

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

Vote: 7-0-0

20131378 Polk, Maple, Moon, Holland District

Continue discussion regarding the formation of this historic district; include 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.

Staff Report:

A new request for proposal (RFP) from a new vendor may be required considering the topography change; a more substantial sign may be feasible.

Per Rich Deckman, the funds that were encumbered for the original sign will not be lost.

Discussed

Commissioner Imler initiated a discussion concerning design guidelines in all three historic districts related to driveways and parking by identifying some key points (below) that in combination could suggest potential for error in one or more district guidelines and may contribute to difficulty in evaluating a Certificate of Appropriateness (CoA). He suggested that further discussion is warranted for better understanding by all.

1. Kennesaw Avenue and Church-Cherokee have consistent images and labels for "appropriate" and "inappropriate" for both existing and new construction while Forest Hills has differences for existing construction.
2. Kennesaw Avenue guidelines indicate wide frontage and deep setbacks are another consideration for semi-circular driveways.
3. The images shown do not include all variations of lot dimensions and driveway/parking design.

Commissioner Kirk commented that it made sense to him for the current language of "inappropriate" to label three of the images for new construction in all three districts since for new construction, parking should always be encouraged to the rear of the property subject to historic record.

Commissioner Campbell asked if guidelines could be changed. **Chairman Freedman** responded that it would be difficult and not likely as changes would require re-approval by residents in the district and the City Council.

Chairman Freedman commented that with guidelines as approved, our best judgement will always have to be used and he further stated that the guidelines used for Forest Hills were correct and the other guidelines were incorrect.

Development Services Director Rusty Roth clarified that Forest Hills guidelines have customized language approved by the district residents and by City Council, including the variation for images and labeling for driveways in existing construction. This explains the differences with Kennesaw Avenue and Church-Cherokee regarding driveways.

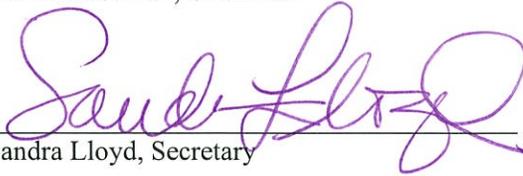
In Summary **Commissioner Imler** expressed his understanding of what the Commission as a whole had accomplished: all three districts have no fundamental errors even if differences exist between them; frontage and setbacks are another consideration as described in the guidelines and the images as shown for "appropriate" and "inappropriate" do not include all variations of lot dimensions and driveway design that could be present in a CoA requiring applying judgement in each situation.

ADJOURNMENT:

Chairman Freedman adjourned the meeting at 6:30PM



David Freedman, Chairman



Sandra Lloyd, Secretary