



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes MARIETTA HISTORIC BOARD OF REVIEW

Terry G Lee, Chairman
Ray Worden, Vice Chairman
David Freedman, Secretary
Johnny Fulmer, Board Member
Rebecca Nash Paden, Board Member
Christopher G Brown, Board Member
Dorothy Woodruff, Board Member
Kellie Contreras, Board member
Johnny M. Walker, City Council At Large Appointment

Monday, February 1, 2016

5:30 PM

Council Chamber

NOTE: Applicant and those in favor have a total of 15 minutes to make their presentation to the Board. Applicant may reserve any portion of this time for rebuttal. All those in opposition have a total of 15 minutes to present comments to the Board.

CALL TO ORDER:

Chairman Lee called the meeting to order at 5:30 PM.
Chairman Lee requested that the rules of order be suspended to allow Legistar item 20151150 to be heard last:

MINUTES

20160103 Regular Meeting Minutes

Review and Approval of the January 4, 2016 Historic Board of Review Regular Meeting Minutes.

A motion was made by Worden, seconded by Woodruff, that the Minutes be Approved and Finalized. The motion CARRIED by the following vote:

Vote: 9-0-0

BUSINESS:

20160043

148 Church Street-First Baptist Church of Marietta

Applicant Tony Provenson is seeking approval to replace storefront glass and frames with new to match existing. Re-caulk brick joints; clean and seal brick.

Board member Woodruff disclosed that she is a current member of First Baptist Church of Marietta.

A motion was made by Freedman, seconded by Walker that this Certificate of Approval be Approved and Finalized. The motion CARRIED by the following vote:

Vote: 9-0-0

20160098

49 W. Park Square-Georgia Dance Conservatory

Applicants, Jessie Alfieri and Emily Ryals are seeking approval for additional signage and removal of awnings.

A motion was made by Brown, seconded by Woodruff, that this Certificate of Approval be Approved as Amended with a variance for the additional signs. The motion CARRIED by the following vote:

Vote: 9-0-0

20160099

49 W. Park Square-Georgia Dance Conservatory

Applicants, Jessie Alfieri and Emily Ryals are seeking approval to paint all exterior yellow areas at McNeel Alley with the approved color - blue (Starless Night)- to match storefront at West Park Square.

A motion was made by Fulmer, seconded by Lee, that this Certificate of Approval be Approved as Amended with the stipulation that the painting be done on the lower level only. The motion CARRIED by the following vote:

8-0-1 Worden Opposed

20160100

25 Powder Springs Street-Chantico Burrito Cantina

Applicants Howard Wolfson and David Contreras are seeking approval for new projecting sign (front) and wall sign (side).

Board member Contreras disclosed that she is a co-owner of Chantico Burrito Cantina.

A motion was made by Worden, seconded by Brown, that this Certificate of Approval be Approved and Finalized. The motion CARRIED by the following vote:

Vote: 9-0-0

20160101 25 Powder Springs Street-Chantico Burrito Cantina

Applicants Howard Wolfson and David Contreras are seeking approval to replace blue awning with bronze awning to match awning on left side.

Board member Contreras disclosed that she is a co-owner of Chantico Burrito Cantina.

A motion was made by Walker, seconded by Lee that this Certificate of Approval be Approved and Finalized. The motion CARRIED by the following vote:

Vote: 9-0-0

20160102 21 West Park Square-Fab Gifts and Tea d/b/a Tiny Bubbles Tea Bar & Gift Shop

Applicant Brielle Gaines is seeking approval for an awning addition.

Board member Walker disclosed that he is related to the owners. There is currently no ownership relationship now.

A motion was made by Fulmer, seconded by Walker that this Certificate of Approval be Denied. The denial was due to the proposed color of the awning. The motion failed by the following vote:

4-5-0 Worden, Paden, Woodruff, Brown, Freedman-Opposed

20151150 67, 77, & 87 North Park Square and 85 & 89 Root Street

Certificate of Approval is sought for exterior paint, exterior repair, demolition (of remaining improvements) and new construction.

This item (20151150) was tabled at the January 4, 2016 meeting of the HBR so that the applicant, Philip M. Goldstein, could provide more information with regard to using real brick versus the thin brick.

Mr. Goldstein stated that his natural preference would be to use real brick but in order to do so, he would need to have the following:

- a. Construction easement from the adjacent property owner (94 Church Street-Attorney Hap Smith)*
- b. Permission from the City of Marietta Public works Department to close the street for more than 30 days*

Adjoining property owner (on the north side) at 94 Church Street, attorney Hap Smith of Smith, Tumlin, McCurley & Patrick, P.C., spoke before the Board regarding granting the easement that Mr. Goldstein would need if he were to construct the building in traditional brick. Attorney Smith indicated he and Mr. Goldstein discussed an easement over a year ago but no specific details were provided. Attorney Smith went on to state that he has no objection to a four-side architecture, all brick building being built on that site and that Mr. Goldstein did not need his approval to build this type of building consistent with the design standards. If the building were moved back a few feet, using the traditional brick would not be an issue. He would only request that the rooftop fence be moved back a few feet to prevent debris being thrown from the building and falling onto his property or his property's parking lot.

Board member Chris Brown introduced a motion that he would propose with regard to the new construction. Copy of this motion will be attached to the February 1, 2016 HBR minutes, Legistar item # 20160193.

Board member Ray Worden requested that the items brought up by adjacent property owner Hap Smith be added to the motion:

- a. Recess the guardrail back by a few feet*
- b. cordon surrounding the rooftop cafe be setback from the edge by 5 feet.*

Board member Brown agreed to the additions.

Discussion from the Board and applicant followed without reaching an agreement. Without an agreement from the applicant, the application cannot be voted upon.

The motion was withdrawn without a vote being taken.

Applicant, Philip Goldstein, submitted the following stipulations that he would agree with to be put before the Board and voted upon:

- a. Would use traditional brick that closely matched the thin brick that could be found for a reasonable price.*
- b. Course of brick would be added above the soldier course of brick*
- c. Pre-cast concrete would be used on the top and bottom window ledges facing the Square.*

Discussion from the Board regarding adding more design elements due to the use of traditional brick and in addition to the traditional brick.

The Chairman declared that a motion will be made with the three (3) stipulations agreed to by the applicant, Philip Goldstein. If no motion is heard from the floor, the vote will be on the original application as presented.

Board Member Fulmer made a motion to approve the application as presented with the three stipulations agreed to by Philip Goldstein. The motion was seconded by Board member Contreras. The motion was DENIED with the following vote:

3-6-0 Worden, Paden, Woodruff, Brown, Freedman, Walker - Opposed

Board Member Fulmer made a motion to approve the application as originally presented. The motion was seconded by Board member Contreras. The motion was DENIED with the following vote:

2-7-0 Lee, Worden, Paden, Woodruff, Brown, Freedman, Walker - Opposed

A motion was made by Fulmer, seconded by Contreras that this Certificate of Approval be Denied. The motion failed by the following vote:

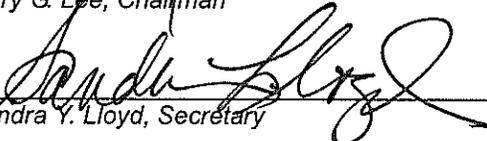
Vote: 2-7-0

ADJOURNMENT:

Chairman Lee adjourned the meeting at 7:20 PM



Terry G. Lee, Chairman



Sandra Y. Lloyd, Secretary

Motion to HBR on 77 North Park Square New Building Proposal

Motion: that the proposal to build a new building pursuant to the application to the HBR dated December 4, 2015, and its attachments, be approved, with the following stipulations:

- (1) Any changes to external appearance of the building, including but not limited to change in color of external skin, change in building height as a result of final design of rooftop floor, or location of elevators and stairwells, will be submitted to the HBR for review and approval.
- (2) The design of the building will be modified (1) to achieve compliance with City Code 7-8-8-090 E and F, with respect to the compatibility of its design with other buildings in the historic district and particularly with buildings designated as historic, and (2) to achieve consistency with Chapter 4 of the Design Guidelines adopted by the City of Marietta. Specific reference is made to:
 - (a) the proportion and rhythm of solids to voids, specifically window openings,
 - (b) addition of a parapet wall that creates visual interest at the top of the building, and
 - (c) addition of a cornice or entablature to create architectural interest and texture.
- (3) Applicant will use traditional brick at least on the North Park Square and Root Street sides of the building to improve the visual compatibility with other buildings in its area of influence.