



Rome-Floyd Historic Preservation Commission Agenda

Location: City Hall Sam King Room and Zoom

Date: Wednesday 18, 2022

Time: 2:30 PM

CALL TO ORDER

Convened: 2:32 p.m. by Clonts

Determination of Quorum (4 of 7 needed)

P – Present A – Absent Z – Zoom	MEMBER	Notes		STAFF
P	Paula Blalock		P	Frank Beacham - City Atty
P	David Clonts	Chair	P	Kayla Schaaf - HP Planning
P	Beth Dunay		A	James Martin – Bldg Official
A	Chris Davidson		P	Art Newell – Dir Planning Dept
P	Jake Hager		A	Jamie Doss – City Commission
P	Mandy Maloney		P	Meredith Ulmer – Asst City Mgr
P	Brandi Townsend	V. Chair	A	Brice Wood – Asst Dir. – Planning Dept
			P	Doug Walker -

Public (from sign-in sheet):

Traci Tillery, Chris Robinson, Bill Jones, Lou Dempsey, A. Slade, Mark Cochran, Elaina Beeman.

Welcome and Introduction of Visitors

Chair Clonts welcomed the public to the meeting and requested that all visitors sign in.

CITY OF ROME CERTIFICATE OF APPROPRIATENESS APPLICATIONS:

- **COA799-22:** 232 Glenn Milner Between the Rivers Historic District

Chair Clonts opened the public hearing.

Associate Planner Kayla Schaaf presented the facts and the application to the Commission and the public.

Proposal: The applicant is requesting the painting the remaining unpainted brick and CMU block. The applicant is requesting to ass columns and side porches as well as additional windows.

The right-side elevation will contain cedar post columns and two new aluminum storefront windows along the façade. Bronze roofing will be placed on both structures. The rear building will be covered in Hardie Bead Board and Nickle Gap Hardie Siding. A new aluminum storefront door and aluminum and glass garage door will replace the existing storefront door and garage door. The front Glennn Milner elevation contains a portico style overhang not currently present on the structure. The building sits within or near the setbacks; therefore, the overhangs and newly added garage portico in the rear will need Board of Adjustment Approval. The front elevation contains new aluminum storefront windows and additional overhang.

In Favor: Bill Jones, architect for the project, spoke in favor. He explained the vertical façade rendering provided in packet and explains improvements to be made including painting the brick & concrete, adding cedar columns, adding windows, beadboard and porch awnings.

Against: No one spoke in opposition.

Chair Clonts closed the public hearing and opened it up for Commission comments.

Dunay: Glen Milner is made up of mostly mid-century modern buildings. Why do this project in a rustic look?

Owner: We just want to.

Jones: We will be covering the historic wall but not ripping it off.

Dunay: The porch coverings will be in the right-of-way, correct?

Jones: Yes, we are on June BOA agenda.

Dunay: I have a problem with the total look change.

Owner: We have owned that building for 50 years and just want to freshen it up.

Maloney, I agree with Beth, it is a shame to make such drastic changes.

Clonts: I appreciate you are trying to create a cohesive look as this building is a hodge podge. IS there a possibility of changing columns to a mid-century look?

Jones: 1978 doesn't seem like mid-century, I don't think this is one of those on Glen Milner. Aluminum store front and the pebbling façade is post 1975, not mid mod. I don't feel like we are damaging an essential member of that genre. Maloney: I agree it is not mid-century.

Clonts: The shape is mid-century, but the materiality is not. What color will you paint it?

Jones: to be determined.

Townsend: I agree with David. This is the modern linear style. I don't mind clad awnings. I like to maintain the layers over time because they can be peeled away like an onion to see the history. Maintaining layers is good, not taking them away. What is the architecture of Rome in this corridor? I don't mind the renovation. Would metal posts be a better fit to mid-century? Does that mimics it?

Clonts and Maloney: We are not here to design it for them.

Townsend: Materiality of cedar post is out of character. Other than that, I don't mind bringing the building together in a cohesive form.

Clonts reminds everyone of the 50% financial limitation on flood renovations.

Hager: Motion to approve as submitted.

Motion dies.

Townsend: What about fenestration? The garage door and windows need to remain the same size.

Jones: Yes, they are. We are just adding ones in the same material. The garage doors too. The awning will be dark bronze standing seam metal.

Comments closed.

Townsend: to approve as submitted as long as fenestrations are maintained.

Hager- Seconds

Yes: Blalock, Clonts, Hager, Townsend

No: Dunay

Abstain: Maloney

Motion carries.

Beacham reminds Board of proper protocol for abstaining.

	MEMBER		MEMBER
	M – Motion S – Second		F – For A – Against AB – Abstained
F	Paula Blalock	F	Jake Hager
F	David Clonts	AB	Mandy Maloney
A	Beth Dunay		
F	Brandi Townsend		

Motion Carried: Approve w/Conditions

- **COA800-22:** 419 Broad Street Between the Rivers Historic District

Chair Clonts opened the public hearing.

Associate Planner Kayla Schaaf presented the facts and the application to the Commission and the public.

This is a Georgia Trust owned exterior façade through their Easement program

Proposal: The applicant is requesting to modify the rear elevation by removing the current storefront and adding a double car garage. The applicant is requesting to replace front elevation windows and repaint existing brick. The closed window in the ally will be added back and a rear upper story clerestory with deck and railing will be added.

In Favor: Bill Jones (architect of project): explains front façade – front windows to be replaces with new material – aluminum clad and insulated glass. Everything else will remain the same except a new coat of paint. The street level will stay the same, except possibly replacing side door to residence but it will be in same style/material. The back façade has had a brick arch added around door at a later date, not original. The total façade seems to have been modified once before. We will replace brick as needed to match original. We will add an 18ft garage door for a carriage house look in solid wood. We will add arch features back. We will add a door with transom. The rooftop structure will be 10ft tall or less from roof level, therefore only about 8 ft will be visible because of the 2ft raised parapet. The glass railing will be approx. 2ft because of raised parapet. We will reopen the window in the alley and replace to match front façade. The addition’s roof will slope away from Tribune. It will have an aluminum clad door with insulated glass. The garage door will require a 20ft curb cut. This is an insignificant issue in gaining a family him on Broad St. We are already working with Public Works on that.

Against: No one spoke in opposition.

Applicant spoke up to say it is impractical to live downtown without a garage.

Close public hearing.

Clonts: I am the potential builder and the neighbor, Beacham what is my role here?

Beacham: Don’t partake in voting. The vice chair can take over.

Reopen public comments.

Clonts (as a citizen, not Board member): I am in favor of this project as a neighbor. My car has been hit 3 times in the deck. Having cars off the street on Tribune would help. Having people live downtown helps the economy. Parking has always been an issue when I have shown this building to families in the past as a builder. The rooftop structures are becoming more popular. I plan to do one on my building next year. I am abstaining from voting.

Townsend takes over as chair. Closes public hearing.

Maloney: No questions, no problem with curb cut. You need somewhere to park.

Dunay: Did the brick infill go from pilaster to pilaster on back façade?

Jones: No

Townsend: On alleyway, is it getting enclosed?

Jones: No, just replacing window.

Townsend: I am all for layering, so I don't like the garage, but love the roof top. But we need full drawings for roof top on record.

Jones: We will need those for permitting anyways.

Townsend: We need to cross-reference case from last year. We need dimensions and setbacks on record. I think we need specs for materiality on facades. Windows need to be wood not aluminum clad.

Schaaf: You can have either. Aluminum clad and wood are both allowed.

Maloney: Include it in the motion instead of making them come back.

Townsend: Let's divide the front, back and rooftop into separate motions.

Beacham: staff can deal with materiality, or you can separate.

Dunay: This is preliminary

Blalock: I have no issues with the front and top, but I do have issues with the rear.

Townsend: The car is my nemesis in a "walkable" historic district.

Maloney: David, as a citizen/neighbor, should a garage not be approved? What are other parking options for residents?

Clonts: There's not. County parks along Tribune even though they shouldn't. I did a curb cut for Liebermann's and we have not had issues. These two parking spots on the street are going inside the garage. We are not "losing" parking spots. And it helps clear Tribune as a service street for garbage trucks, etc.

Maloney: How much pedestrian traffic is on Tribune since there are not many store fronts back there?

Clonts: Not a lot – besides employees in the buildings there/

Townsend: I don't know about that. I don't think we want to do that – designating pedestrian versus auto roads.

Beacham: Ok time out for this being out of order. You are just arguing. That's not what we are here for. The Board is here to make a decision.

Townsend: Schaaf, is there an application for reserved parking?

Schaaf: Possibly, but DDA could confirm.

Clonts and Beacham: No there is not.

Hager: Is this a double car garage?

Jones: Yes

Hager: Does the alley go all the way thru to Broad?

Jones: No

Blalock: What is the width of the "new" brick in the rear façade?

Jones: approx. 12 ft

Townsend: Do we have historic pictures on this being a Georgia Trust building?

Schaaf: Brittany would have included them if so.

Townsend: Motion to approve front façade as submitted with conditions that specs and materiality are approved by staff if project moves forward. And motion not to approve rear façade as submitted.

Beacham: You can't do that. You have to either approve, deny, or approve with conditions. It's all one application.

Townsend: Motion to (1) Approve front façade and alley with conditions that specs and materiality are approved by staff and fenestrations are maintained if project moves forward. (2) Approve roof deck with conditions of full submittal of construction documents with HPC setbacks and maintain materiality with front façade. (3) Maintain rear façade, no changes as currently exists.

Dunay: Second

Jones: If this is voted down can another motion be made? Do we resubmit app? What is the wait time? Who has the authority to table?

Beacham: Yes. And this Board.

Yes: Blalock, Dunay, Townsend

No: Hager, Maloney

Abstain: Clonts

	MEMBER		MEMBER
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F	Paula Blalock	A	Jake Hager
AB	David Clonts	A	Mandy Maloney
F	Beth Dunay		
F	Brandi Townsend		

Motion Carried: Approve w/Conditions

OLD BUSINESS:

1. Approval of Minutes from **December 2021** meeting. Maloney made a motion to approve. Townsend seconded. Minutes were approved by common consent.
2. Griffin gave an update that a final copy of the Between the Rivers survey has been submitted to HPD.
3. Griffin gave an update that brochures have been submitted for printing.

ADJOURNMENT:

Motion to adjourn by Townsend. Second by Maloney. Motion carried unanimously.
The meeting adjourned at 4:27pm.

Next Public meeting of the Historic Preservation Commission: The next regular monthly meeting will be: Wednesday, June 15, **2022**, at 2:30pm, in the Sam King Room located in City Hall, at 607 Broad Street.