Agenda
Regular Work Session of the Mayor and Council
City of Chattahoochee Hills, Georgia
November 5, 2020 / 6:00 p.m.

Discussion Items

1. Historic Commission Update – Allison Duncan
2. Council Meeting Agenda Review
3. Sunday Alcohol Sales Hours – Rick Lindsey
4. Serenbe Conservation Review – Mike Morton
5. Community Outreach – Councilmember Foster
6. Barn Quilt for the Beavers House – Councilmember Searle
7. Guidelines for City Council stipend – Councilmember Schmidt
8. Chatt Hills News – Councilmember Schmidt
9. Signs – Councilmember Schmidt
10. Scout Hut Inspection Report – Robbie Rokovitz

Mayor and Council Comments and Updates

The City of Chattahoochee Hills Mayor and City Council encourage citizen participation in the government process. Should you by reason of a disability need a special accommodation or need accessibility information, please contact the City Clerk's office at 770-463-8881.

Laurie Searle
12600 Whiteside Rd
Chattahoochee Hills, GA 30268
October 24, 2020

To: Chattahoochee Hills City Council
CC: Chattahoochee Hills Historic Commission and Parks Commission
Subject: Proposed Barn Quilt at the Beavers House

I am submitting for City Council discussion and approval, a proposed barn quilt design which I created for the historic John F. Beavers House at Campbellton Park.

In keeping with the goal of the Chatt Hills Barn Quilt Trail to honor and showcase the rural heritage in our City, I created a barn quilt with historic relevance for this oldest known house in Fulton County (now owned by Chattahoochee Hills). Here is how I decided upon the design.

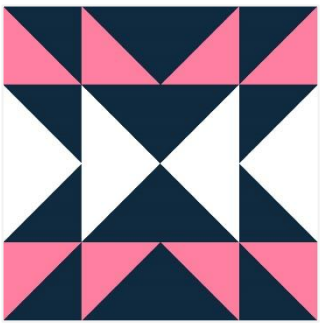
Sisters Irene & Mary Lynn Lee reminisce about the family quilts their mother made while they lived in the historic Beavers House.

I contacted sisters Irene Saul and Mary Lynn Oxford (née Lee), who were both born and raised in the Beavers House, to ask if they had any quilts their mother had made while living there. As it turned out, they did. Their mother Sarah was an avid quilter who passed down the tradition – and the family quilts – to her children.

Irene & Mary Lynn spent an hour showing and telling the history of a dozen quilts made by their mother. Like many rural families in the early 1900s, their mother utilized the materials on hand to make the family quilts. The sisters each pointed out cloth in the different quilts that came from their dresses, father's shirts, and even the seed sacks, as was popular during that era. To think that they still had the quilt their father slept underneath, and several made from the sacks that held seed for the family chickens and cows, well, it just doesn't get more special than that.

One quilt in particular caught my eye, as it was a pattern that seemed familiar, but one I couldn't quite place. Was it an eight-point star pattern, or was it one called Blazing Arrows?

Knowing that a quilt block can have many different names and that it can look entirely different depending upon the color placement, I decided to replicate one block with the colors their mother used and name it in her honor, *Sarah's Choice*.



Sarah's Choice Barn Quilt

Preferred Location on Garage

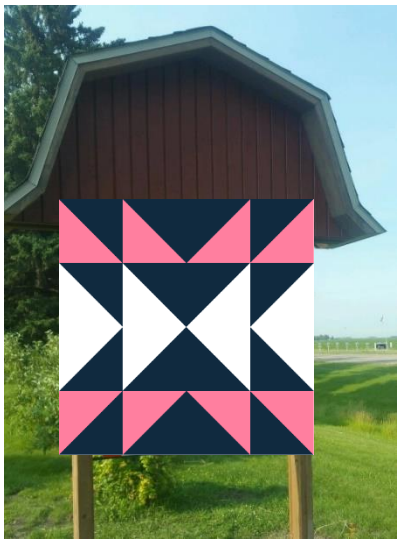
I propose that the *Sarah's Choice* barn quilt be installed on the garage located at the Beavers House.

This is the preferred location since it is visible from the road, and it does not place anything on the historic structure of the Beavers House. If the City desires, we could also place a carsonite trail post on the property with a QR code – that is a matrix barcode which may be scanned with cell phones to a link on the website that includes historic information. A mock-up of the design and placement is provided at the left.

Optional Free-standing Barn Quilt

Another placement option would be to create a free-standing display for the *Sarah's Choice* barn quilt. The quilt could be displayed by itself, or along with historic information on the Beavers House and the quilt.

This option would be an exception to our quilt trail's policy, since we have been advised by Community Development that free-standing artwork may be considered a *sign* under our city's zoning, so we should only display the barn quilts on buildings and structures. However, in the case of city-owned property, we would be glad to make an exception to our policy, if that is what the Council desires and approves. Mock-ups of free-standing displays are provided below.



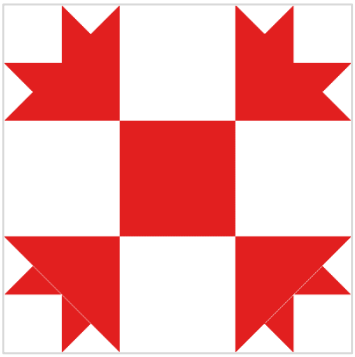
For your information, although not part of this proposal, I am also including a barn quilt I designed for the Fountain Family Barn across the street from the Beavers House on Cochran Rd. It is also based on an heirloom quilt made by Sarah Lee while living in the Beavers House. This seems appropriate since the Lee Family built that barn, and the Fountain Family also owned and lived in the Beavers House for a time.

It is the hope of our Chatt Hills Barn Quilt Trail committee and volunteers that adding the *Sarah's Choice* quilt block will honor the heritage of Beavers House and inform – and delight – those who visit Campbellton Park.

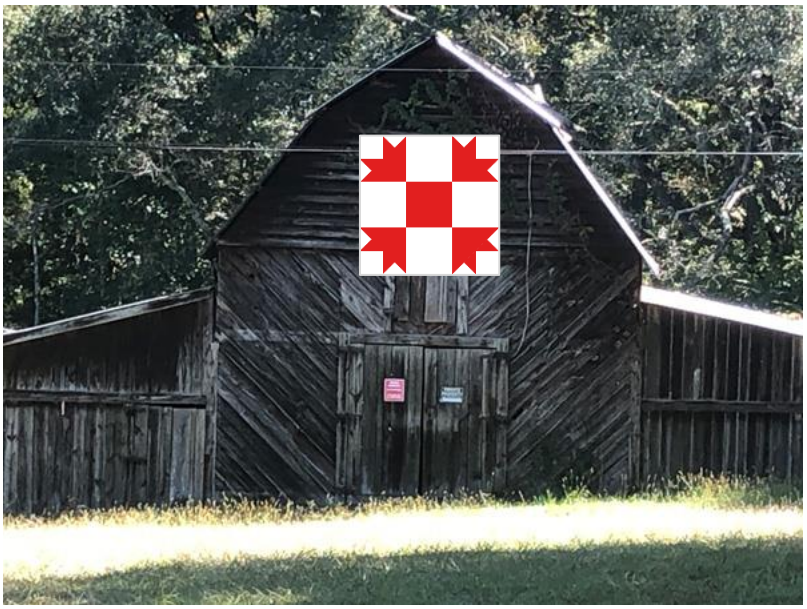
The Fountain Family Barn

Located across the street from the Beavers House on Cochran Rd., is a lovely old barn built by the Lee Family when they lived in the Beavers House and farmed the property. After the Lee's sold the property to an investment firm, the next family to own the Beavers house and its property was Lance & Talitha Fountain. While they no longer own the Beavers House, they continue to live on the property they own across the road, and the barn property is now in the Fountain Family Trust, managed by their son Daren.

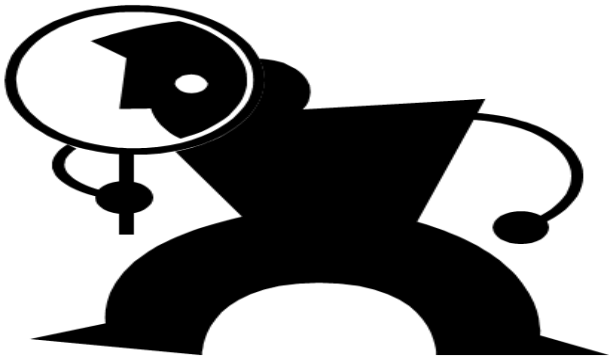
Daren has agreed to host a barn quilt, but gave no preference for a barn quilt design. I plan to propose a custom design based on another of Sarah Lee's heritage quilts, which may be named, *Turkey Tracks 'round the Lee Barn*.



Sarah Lee's quilt is made from a pattern named Turkey Tracks or Chicken Tracks. This pattern would make an excellent barn quilt, since its simple design will show up well on the barn, which is placed a distance from the road.



WEST GEORGIA HOME INSPECTION & RENOVATION SERVICES, LLC



Property located at 6505 Rico Road,
Chattahoochee Hills Georgia 30268

Robert N. Olsavsky Phone 770-823-1282

19 October 2020

This report is a summary of observations made on the above stated property. The inspection was performed in accordance with the standards of practice of the American Society of Home Inspectors. A copy of these standards is available upon request. The observations summarized in this report reflect the visual inspection that was made by the inspector on the date of the inspection. No warranty is made on the condition of any of the inspected items after the date of inspection.

This report was prepared for the property located at 6505 Rico Road, Chattahoochee Hills Georgia 30268 for the exclusive use of Rob Rokovitz.

Inspection fee: $800.00

Type of inspection: Full building for owner.

People present during inspection: Owner's representative.

Source: Web

Weather conditions during inspection: 68 degrees and sunny

Date of inspection: 19 October 2020

General information on building:

Style of house Two level, wood sided, crawl space

Foundation type Crawl space

Approximate age 120 years

Water Source, sewage None.

Utility status Electric was on. Gas is from a propane tank, but was not working. No water at this time.

Summary of inspection results:

On Monday October 19th 2020, the building at 6505 Rico Road was inspected at the request of Rob Rokovitz. The inspection began at 11:00 and lasted approximately 3 hours.

The building inspected is a 120 year old, wood sided two level structure that appears to have been built as a store type facility. The neighborhood is generally well kept and the surrounding buildings appear to be in a state of good repair. The exterior accessories and improvements in the building include, but are not limited to, a front porch, a second story porch on the front, left, and back sides of the structure, and a fence around the property.

The building is generally in poor condition and some uninhabitable conditions were observed. Details on the inspection results are as follows.

Details of items inspected:

Water control: The lot that this structure was built on slopes from the left side of the property to the right side of the property at an approximate 10 degree angle, with the structure located approximately in the middle of both sides. There is no provision for diverting rain water runoff from the lot to either the front or back areas, such as a drainage ditch, a culvert, a French drain, or a berm. As such, water has been running under the left side of this structure since its inception. An inspection of the ground next to the left side of the building showed a wet soggy area that is in direct contact with the wood siding. Dirt from the lot has washed into this area over time increasing the grade level causing the wet area to move farther up the side of the building.

There are no gutters on this building to capture and control the water runoff from the roof, further adding to the standing a soaking water problem on the left side of the building. Water runoff from the roof creates a significant amount of additional water to control beside the water runoff from the land.

The cumulative effect of the lack of water management on this building is a softening of the soil around the foundation, causing the building to settle and sag to one side. The continued exposure to these wet conditions has caused a considerable amount of wood rot and termite activity over the years.

Recommendations: One of the water management strategies outlined above, either a drainage ditch, a culvert, a French drain, or a berm needs to be graded into the lot on the left side of the building, running from the

front of the lot at the street to the wood line at the rear of the backyard area. This can be done by a grading company.

Roof

The roof on the main structure of the building is of the three tab shingle type and appears to be in fair condition. No evidence of a leak was observed on the ceiling of the second floor of this building. The surrounding porch roof on the second floor is considerable deteriorated. Large holes are rotted in the plywood roof decking and the shingles are missing of some of these areas. Rain water coming off of the main roof is running through these open areas in the roof deck and down on to the wood porch and wood side of the building, causing further water damaged. The rain water then drips through the porch and on to the ground at the left side of the building making the water management problem even worse. Upon inspection of the attic, some of the rafters for the main section of the building are rotted out at their base where they connect with the side porch roof, compromising their strength integrity.

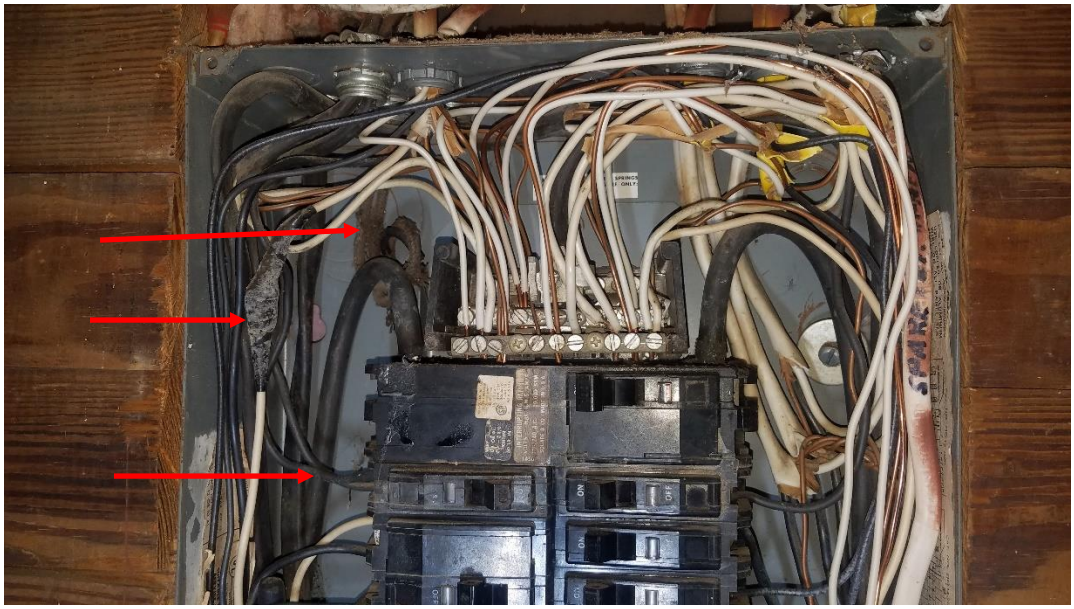
Recommendations: The roof on the side porch is deteriorated and unsafe to walk under. A roofing company will need to strip off the remaining shingles of the side porch roof and remove all of the current wood decking. A new roof deck will then need to be constructed and new shingles installed.

Electrical systems The electrical service panel in this building is located on the first floor in the front right hand corner. A 100 amp circuit breaker type panel was observed. The panel cover was removed for a closer inspection. It was apparent from looking inside of this panel that several generations of wiring have been used in the building, including the original knob and tube type wiring. Several modifications have been made to this panel over the years, none of them in an electrical code approved manner. Knob and tube wiring was observed inside of the panel, as well as spliced together wires, dead heads (wires with wire nuts on the ends), and double taps (two wires on the same breaker). The breakers also do not appear to be the correct size (amperage) for the intended loads for this building. It is not known because it could not be observed, but it is likely that the knob and tube

type wiring extends into the walls of this building and to at least some of the outlets and fixtures, causing a fire hazard.

A test of all outlets in the building was performed. A variety of electrical issues were observed including ungrounded outlets, reversed polarity of outlet wiring, GFI outlets that do not trip and reset, and dead outlets. The second floor wiring of this building appears to be more recent and is in much better condition than the rest of the building wiring. No electrical issues were observed on the second floor of this building other than the old style two prong outlets.

Recommendations: An electrician needs to replace the main breaker panel in this building, as well as all sub standard wiring, which may not be possible without removing some of the wall material. The size of the panel needs to be determined ahead of time as to the future intended use of this building. For example, if a kitchen is to be utilized, and much bigger panel would need to be installed than if a kitchen is not to be utilized. An electrician also needs to convert all 2 prong type outlets to 3 prong type outlets, or remove them entirely, to correct this safety issue. GFI outlets need to be installed in the proper locations and wired correctly so that they will trip and reset as intended. The main power line coming from the electrical pole may also need to be increased in size.



Knob and tube wiring.

Wire splices.

Double taps.

Dead heads.

Wire splices.

Structure

The main support structure of this building is compromised for all of the reasons detailed earlier in this report. An inspection of the crawl space showed that there are floor joists sitting directly on top of the ground under the building, providing an easy path for termite intrusion, which has occurred. Termite tunnels are visible on the exterior of the building. There is no evidence of any past termite treatment ever being performed on this building. As a result, termite activity has eaten away at the support beams and walls of this building, evidence of which can be observed inside of the building. Since most termite damage is not visible, the sagging of the floors and walls can be attributed to this problem.

The outside surface of this building has been painted with a lead based paint some time ago. Old peeling lead paint is visible all around the outside surface of this building. The paint is dry and peeling to the touch such that painting over it would not be possible as it would still flake off. The existing lead paint needs to be scraped, sanded, or sand blasted off before a new coat of paint can be applied. Many of the side boards are in poor condition and will need to be replaced during this process. Lead paint is considered a hazardous material by the EPA, so a certified lead paint removal company will need to be retained. All paint debris will need to be captured, triple bagged, and taken to a hazardous waste dump for disposal.

The wood floor on the first level of this building is buckled near the back of the room from water damage under the floor boards. After correcting the water problem, these floor boards will need to be secured back in place to prevent further buckling and potentially a safety hazard.

Recommendations: A full termite treatment for this building will need to be done to prevent a further damage. A construction company that specializes in termite damage repair will then need to be retained to remove and replace all of the termite damaged wood to stabilize this building.

A painting contractor certified to perform lead based paint work will need to be retained to remove all of the peeling lead based paint, and then repaint the building in a weather proof outdoor grade paint to prevent future weather damage.

Plumbing

There is no plumbing in this building and apparently never has been. If any plumbing fixtures are ever intended to be used in this building, a total plumbing supply and drainage system will need to be installed. A water source can only be from a well which will need to be drilled, and since there is no public sewer available, only a septic tank system can be used. There is also the concern of contaminate water in the ground since this area is all old farm land. Approximately 50% of the well water tests I have performed are positive for either E coli, or coliform bacteria, or both.

Heating & cooling

This building has no central heating and air conditioning service, so there is no duct work or freon lines. There is also no insulation in the walls or ceilings of this building, making it impractical to try to heat and cool in its present state. There are two propane gas wall heaters in this building, neither of which worked, and would be unsafe to use with the building in its current state anyway.

If this building is intended to be used for public activities, some sort of environmental controls will need to be installed or the building will be uninhabitable during the summer and winter months.

Attic

Summary

Preservation of old historic buildings is a desirable goal for any community, and should be pursued to the extent practical. In this instance, the building at hand has already deteriorated to a point that trying to preserve it will be very costly and time consuming, if at all. The discussed goal of using this building for public use in the future involves a wide range of safety concerns including structural integrity, electrical systems, lead paint contamination, bathroom facilities, etc. There is also to be considered the insurability of such a building for public use. It is unlikely that an insurance company would issue a policy for the building in its current condition, and maybe not until all of the issues described in this report are addressed.

Important: Whenever repairs are recommended in this report, it is with an emphasis on the work being done by licensed, insured professional contractors. Receipts, work orders, contracts, and any other documentation should be requested by the buyer to confirm what work has been done and by whom, as well as proof of payment for such work. Often times buyers have moved in to the home only to find that requested repairs were not done, or not done properly. It is also highly recommended that either West Georgia Home Inspection or another reliable source be used to confirm all work that was to be completed. After you close on the home you own it and have very little recourse with the seller to make any adjustments.

End of Report