

**Minutes**  
**Regular Meeting of the Historic Commission**  
**City of Chattahoochee Hills**  
**May 10, 2021**  
**6:30 p.m.**

**Call to Order**

Allison Duncan called the meeting to order at 6:33 p.m. Present were Allison Duncan, Brian Gross, Amber Lightsey, Sarah Love, Lila Rhyne, and Kim Taylor-Cloud. Gene Griffith was absent. A quorum was represented.

Also present were Councilmembers Ruby Foster, Camille Lowe, and Laurie Searle.

**Approval of Agenda**

Motion: Brian Gross

Second: Sarah Love

The motion passed unanimously.

**Election of Officers**

Chair: Allison Duncan

Motion: Brian Gross

Second: Kim Taylor-Cloud

The motion passed unanimously.

Vice Chair: Sarah Love

Motion: Kim Taylor-Cloud

Second: Brian Gross

The motion passed unanimously.

Secretary: Amber Lightsey

Motion: Brian Gross

Second: Kim Taylor-Cloud

The motion passed unanimously.

**Approval of the April 12, 2021 Meeting Minutes**

Motion: Brian Gross

Second: Amber Lightsey

The motion passed unanimously.

**Items for Discussion**

**1. Recap of Beavers House presentation**

Joe Smith, preservation architect and professor at GSU, presented a detailed summary of the findings from the Beavers House Historic Structure Report, a project undertaken by him and a team of GSU graduate students and coordinated by Sarah Love.

Joe Smith emphasized that in order to stabilize the city-owned Beavers House and to prevent further deterioration, some issues need to be addressed. In order of priority, this rehabilitation scope includes: 1) Roofing and Gutters; 2) Tree and Shrub Management Plan; 3) Exterior Siding and Trim; 4) Chimney and fireplace repair; 5) Exterior paint; 6) Foundation repair; 7) Windows and doors; 8) Electrical; 9) HVAC; 10) Insulation; 11) Stone retaining wall; 12) Plumbing; 13) Accessibility Modifications; 14) Future Use Modifications; 15) Garage.

Potential future uses of the Beavers House include: public space, event space, recreational rest area, market day events, nonprofit office, interpretive history center, residential property, or a combination of options.

At the close of the presentation, Joe Smith answered questions from the Historic Commission attendees. He stated that a complete, written Historic Structure Report is forthcoming. Duncan inquired about the portico of the house. Smith stated that the columns are architecturally appropriate, though missing the capitals; a block base was created at some point in history to deal with the rot. He recommends removing the gable vent and the fake dentil molding, and he notes that the original horizontal wood boards were removed from the upper portion of the walls and replaced with panels to match the original lower panels. Duncan asks about the potential benefit of removing the kitchen addition on the back of the house; Smith says there is nothing original or significant about the kitchen addition. He notes that the original structure was made with historically significant round and hewn timber and handcrafted joinery. He strongly recommends that preservation standards be used going forward. In addition, Smith recommends that a professional arborist assess the trees, in particular the very large, vine-covered tree at the front corner of the house, since the plate-sized bracket fungi at its base indicate there is something compromising its health.

## **2. Comprehensive Plan draft**

Duncan will be sending language to the Historic Commission pertaining to the Comprehensive Plan draft.

## **3. Varner House landscape**

Duncan states that members of the Historic Commission have been visiting the Varner property for the last three months in an effort to document the landscape. Lightsey mentioned she is in the process of contacting residents and Varner relatives in an effort to learn more about the property. Duncan notes that Ken Langley walked the Varner property and shared with HC members what he remembers about it from childhood.

## **Updates**

- 1. Fall Public History Day—update moved to June meeting**
- 2. Content for recommended wayfinding—update moved to June meeting**
- 3. Historic Ordinance and Bylaws—update moved to June meeting**

*These minutes are provided as a convenience and service to the public, media, and staff. It is not the intent to transcribe proceedings verbatim. Any reproduction of this summary must include this notice. This is an official record of the City of Chattahoochee Hills Historic Commission Meeting proceedings*

**Commission Member Comments/Suggestions**

Love asks if the June meeting will be in person or virtual; Duncan says that unless there is a request to keep it virtual, the June meeting will be in person.

**Adjournment**

Motion: Sarah Love

Second: Lila Rhyne

The motion passed unanimously.

The meeting was adjourned at 8:13 p.m.

**Approved this 14<sup>th</sup> day of June, 2021.**

---

**Allison Duncan, Chair**

**Attest:**

---

**Dana Wicher, City Clerk  
(Seal)**