



**CARTERSVILLE  
HISTORIC PRESERVATION COMMISSION  
MEETING**

Council Chambers, Third Floor of City Hall  
Tuesday, October 18, 2022 at 5:30 PM

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**AGENDA**

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**COMMISSIONERS:**

Greg Frisbee – Chair  
Becky Carr  
Brad Galland  
Larry Gregory  
Vandi White

**CITY PLANNER:**

David Hardegree

**CITY CLERK:**

Julia Drake

**DEPUTY CITY CLERK:**

Samantha Fincher

**ASSISTANT CITY ATTORNEY:**

Keith Lovell

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of September 20,2022 Meeting Minutes

**CERTIFICATE OF PRESERVATION**

2. COP20-25. 104 Fite St. Applicant: Bryan K. Canty
3. COP21-23 REV1 119 Cassville Rd. Applicant: Gary Graves
4. COP22-09. REV-1. 341 W. Cherokee Ave. Applicants: Colt Kelly & Stephanie Gargiula
5. COP22-14 REV1. 5 S. Public Sq. Applicant: Justin Earl
6. COP22-18. 122 Cassville Rd. Applicant: Lisa Ellis

**STAFF OR COMMITTEE COMMENTS**

**OTHER**

The next meeting of the Historic Preservation Commission will be November 15th.5:30pm.

**ADJOURNMENT**

*Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.*

**P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120**  
**Telephone: 770-387-5616 – Fax 770-386-5841 – [www.cityofcartersville.org](http://www.cityofcartersville.org)**



## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	October 18, 2022
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Approval of September 20,2022 Meeting Minutes
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	For review and approval
<b>LEGAL:</b>	N/A

Historic Preservation Commission Meeting  
10 N. Public Square  
September 20, 2022  
5:30 P.M.

**I. Opening Meeting**

Call to order by Chairman Frisbee at 5:30 PM

Present: Greg Frisbee, Becky Carr, Vandi White, Brad Galland, and Larry Gregory  
Staff Present: David Hardegree, Samantha Fincher, Zack Arnold, and David Archer  
Absent:

**1. Approval of Minutes**

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member Carr made a motion to approve the meeting minutes from August 16, 2022. Board Member White seconded the motion. Motion carried unanimously. Vote: 4-0.

**2. COP22-16. 429 W Main St. Applicant: Bartow County Library System**

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director, stated that in coordination with Art in Bartow, the Bartow County Library System is proposing a new amphitheater adjacent to School Street on the library property. The small performing arts and lecture space- a Performance Patio- will occupy approximately 30ft x 35ft. and will utilize the large library lawn as a seating area for performances and lectures. The structure will have a masonry floor with an approximate 8ft. wall enclosing the rear of the stage area along School St. The structure will be made of brick and concrete. Landscaping will enhance the structure. Steel beams are proposed for the roof structure to support the addition of audio/visual enhancements. A variance will be required for this project as the structure is proposed in the front yard along School Street. The variance will be heard at the Oct. 13 BZA meeting. (Case No. V22-20.)

Chairman Frisbee opened the floor for discussion.

Carmen Sims, Library Director, came forward to represent the application. Mrs. Sims stated they do not wish to have a roof on the structure as shown on the site and architectural plans. The performance patio anticipates having one event a month. All events are wrapped up by 9 PM.

Chairman Frisbee opened the public hearing.

Julia Jones, a resident of Fite/Tabernacle Street, came forward to oppose the performance patio.

Mr. Hardegree stated that he received a letter from Ed Kinsel, 115 Tabernacle St, with

reservations about the proposal.

With no one else to come forward, the public hearing was closed for discussion.

The Board Members were concerned with the design, placement, and impact of the surrounding residential area.

Mrs. Sims stated she would like to have a neighborhood meeting to address concerns with neighboring residents.

Mr. Hardegree made the suggestion of withdrawing the application and returning to the Historic Preservation Board after the neighborhood meeting.

Mrs. Sims withdrew the application without prejudice.

No action was taken by the Board.

**3. COP22-17. 32 Cassville Rd. Applicant: Hudson & Co. LLC**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated he wished to break this item into two parts. The first request is a 6ft. wooden, privacy fence proposed to the left side and rear of the new house along the property line. The fence does extend approximately 100ft. past the front building façade along Charles Street creating a front yard encroachment of the privacy fence. The encroachment is well behind the 20ft. building setback as required by the zoning ordinance. A variance is also required for this encroachment and will be reviewed by the BZA on Oct. 13. (Case No. V22-19.)

Chairman Frisbee opened the floor for discussion.

JB Hudson, the Contractor, came forward to represent the application and answer questions from the Board. Mr. Hudson stated the proposed privacy fence would be double-faced.

Chairman Frisbee opened the floor for a public hearing; with no one to come forward, the public hearing was closed.

Board Member Gregory made a motion to approve the double-faced privacy fence. Board Member White seconded the motion. Vote: 4-0.

Mr. Hardegree returned to the Board and stated the second part of this request is to connect to a 4ft. decorative iron fence around the perimeter of the property. Masonry columns will be constructed approx. 40ft apart to anchor and support the decorative iron fencing. A 6 ft. decorative iron fence with masonry columns was proposed on COP20-32 but was eventually removed from consideration, as there was opposition to the fence. If the fence and masonry columns are not more than 4ft in height, as allowed by the zoning ordinance, the fence could be approved administratively. However, the motion to approve the site plan was made with a condition that there be no perimeter fencing. There are no guidelines for new fences and columns in the HPC design standards.

Chairman Frisbee opened the floor for discussion.

David Archer, City Attorney, stated the only thing forbidding the 4ft. decorative iron fence is the condition placed by the Historic Preservation Board.

Mr. Hudson came forward to represent the application and answer questions from the Board. Mr. Hudson stated brick piers are only proposed on the Cassville frontage, the original proposal was for a 6 ft. iron fence, and the new proposal is for a 4 ft. iron fence, and landscaping will be added.

Michael Tidwell, 23 Cassville Road, came forward to oppose the 4ft. iron fence.

Anne Warren came forward to oppose the 4ft. iron fence.

Becky Champion came forward to oppose the 4ft. iron fence.

With no one else to come forward, the public hearing was closed for discussion.

The Board Members agreed that the fence was out of character for the district.

Board Member Galland made a motion to deny the removal of the condition. Board Member Carr seconded the motion. Vote:4-0.

#### **STAFF OR COMMITTEE COMMENTS**

Mr. Hardegree stated that Stephanie Gargiulo and Justin Colt Kelley, located at 341 W Cherokee Ave (COP 22-09) have run into hardships, such as material delays. This has caused setbacks and changes to the approved plans. A formal application submittal will be provided at the next Historic Preservation Meeting; the applicants are encroaching on the end of their current lease and are requesting feedback on the proposed changes so they may continue to work towards obtaining the Certificate of Completion for this project.

Stephanie Gargiulo & Justin Colt Kelley, owners of 341 W Cherokee Ave, came forward to answer questions from the Board and provided an overview of the proposed changes.

The Board Members requested drawings and detailed descriptions of the changes. Mr. Frisbee urged the applicants to continue to work with Mr. Hardegree on a formal submittal.

Mr. Hardegree stated 32 Cassville Road has the right to appeal the Historic Preservation Board's decision to City Council.

Board Member Carr made a motion to nominate Board Member Galland as Vice-Chairman of the Historic Preservation Board. Board Member White seconded the motion. Vote: 4-0.

Mr. Hardegree announced he has received two applications for the Historic Preservation Board. Applications will be forwarded to the City Manager's Office for review.

Chairman Frisbee adjourned the meeting at 6:55 PM.

/s/ \_\_\_\_\_  
Greg Frisbee  
Chairman

DRAFT



## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	October 18, 2022
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP20-25. 104 Fite St. Applicant: Bryan K. Canty
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Owner/ applicant wishes to restart the 18 month period for implementing the previously approved revisions. Covid halted the approved revisions and then the house was severely damaged by a fallen tree.
<b>LEGAL:</b>	N/A





### Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

#### PROCEDURE

##### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

##### Application Deadlines

See 3rd page of application for application submittal deadlines.

##### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

##### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. Building permits will not be issued without proof of a COP.

##### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

Office Use Only	
Case Number	COP 20-25
Date Received	9/30/22
Contributing	C - C.1940-1950
Zoning	R-7
Legal Advertisement	10/11/22
Notified Adjacent	
HPC Hearing	10/18/22
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	0002-0010-006

West End H.D.

\*Applicant: BRYAN K. CANTY  
 Project Address: 106 FITE ST  
104  
 Mailing Address (if different than project address):  
CARTERSVILLE, GA 30120  
 Phone: (770) 655-0927  
 Email: bubba770@hotmail.com

\*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

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##### Existing Building Type:

- Residential One, Two or Multi-family \_\_\_\_\_  
Garage, Storage \_\_\_\_\_  
 Commercial  
 Other \_\_\_\_\_

Brief Project Description (example: addition of sunroom, installation of fence):

TOTAL HOME RENOVATION

I  
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F  
O  
R  
M  
A  
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N

##### Type of Project (check all that apply)

- New building  
 Addition to building  
 Relocation of building(s)  
 Demolition  
 Fence(s), wall(s), landscaping  
 Minor exterior change  
 Major restoration, rehabilitation, or remodeling  
 Other \_\_\_\_\_

Start Date: OCT 2022

Anticipated Completion: SPRING 2023

Contractor/Consultant/Architect: MIKE BORKOWSKY

#### AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date 9/30/22 Signature [Signature]

### APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

#### New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

#### Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

#### Minor Exterior Changes

- description of proposed changes
- description of construction materials
- photographs of existing building

#### Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
- description of construction materials
- photographs of site

#### Site Changes – Fences, Walls, Systems

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

#### Site Changes – Signs

- specifications
- description of construction materials and illumination

#### Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

**NOTE:** Only complete applications will be placed on the agenda for design review. Submit to:

**City of Cartersville**  
 Planning and Development Department  
 P.O. Box 1390  
 Cartersville, GA 30120

### PROJECT DESCRIPTION

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

① REPAIR HOME FROM Due to  
Damage From Fallen tree

② RESET <sup>COP</sup> ~~WORK~~ PERIOD FOR  
WORK To Be Completed.

③ SAME SCOPE of work  
Approved 9/15/2020.

### PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.



**City of Cartersville Historic Preservation Commission  
COP Application Staff Report**

Case: COP 20-25 [RESTART](#)

**HPC Meeting 09/15/2020**

[HPC Meeting 10/18/22](#)

**Application Information**

Address: 104 Fite Street  
 Applicant: Bryan K. Canty  
 Historic District: West End  
 Zoning: R-7  
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

**Summary Description:** Replace siding, windows, soffit/ fascia, gutters. Renovate carport area.

**Applicable Guidelines to Consider:**

<b>Residential Design Guidelines</b>	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
<input type="checkbox"/> A. Wood	<input type="checkbox"/> K. Utilities and Energy Retrofit
<input type="checkbox"/> B. Masonry	<input type="checkbox"/> L. Accessibility, Health, and Safety Considerations
<input checked="" type="checkbox"/> C. Architectural Metals	<input type="checkbox"/> M. Additions to Historic Buildings
<input checked="" type="checkbox"/> D. Paint	<input type="checkbox"/> N. Aesthetic Recommendations
<input type="checkbox"/> E. Roofs	
<input checked="" type="checkbox"/> F. Exterior Walls	PART TWO: New Construction
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	
<input type="checkbox"/> H. Lighting	PART THREE: Relocation
<input checked="" type="checkbox"/> I. Windows and Doors	
<input checked="" type="checkbox"/> J. Entrances, Porches and Balconies	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
<input type="checkbox"/>	PART ONE: General Guidelines for Structures Contributing to the District.
<input type="checkbox"/>	PART TWO: Guidelines for New Construction –

### **Project Scope:**

1. Replace existing vinyl over wood exterior siding with cement board or shakes;
2. Replace all existing 2/2 wood windows with 2/2 wood insulated windows;
3. Replace existing asphalt shingle roof with asphalt, architectural; shingles;
4. Remove broken tile from front porch and replace with smooth concrete finish/ surface.
5. Replace wrought iron columns with wood or wood/masonry columns
6. Replace wrought iron railing with 24" brick retaining wall
7. Renovate back porch (More detail needed)
8. Replace all fascia, soffit, and gutters along roof line

### **Staff Comments:**

**History of the Property-** The house was constructed in 1951 per the Bartow County Tax records. The GHRS states the house was constructed c1935-1944.

COP16-07. Same/ similar scope of work as COP20-25. Approved w/ cond. 5-17-16.

COP09-12. Remove front porch addition. Approved 11-17-09.

### **Analysis of the COP:**

The house is historic, contributing. The house type is side-gabled cottage. A site visit was performed on 9/3/2020 and photos are included.

The applicant submitted a similar, if not same, scope of work in 2016, COP16-07. That scope of work was approved. See Approval Letter and case file attached.

The house is need of many exterior repairs. The items listed in the project scope above will correct most of the deficiencies. Two items require additional understanding.

1. The applicant commented on the application cover letter that the back porch was to be renovated, but no scope of work was defined (bullet point 4). This task probably involves rebuilding the steps and hand rail.
2. There is an attic door on the north side of the house with no steps to the ground. Will this door remain in place and be restored or replaced with a window?

### Commissioners Work Sheet

#### Materials:

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	Asphalt	Asphalt, architectural
Siding	Vinyl over Wood	Cement Board/Shakes
Windows	2/2, Wood	(2/2 ?), Wood
Doors		
Exterior Lighting		
Foundation		
Deck- carport area	Tile	Concrete
Steps		
Porches	Wrought iron columns	Wood/masonry columns/
Driveway		

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#### Notes:



# GEORGIA HISTORIC RESOURCES

Historic Preservation Division  
Georgia Department of Natural Resources

156 Trinity Avenue, Suite 101  
Atlanta, Georgia 30303  
404/656-2840

Resource No. *BR-WE-40*  
County *Bartow*

1017  
Item 2.

For instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource

2 Location map with North at top

3 Address/location

*104 Fite Street  
Cartersville, 30120*

4 Owner's name and mailing address

- 5  Building  Structure
- Site  Object
- Landscape feature

6  Representative example of building type  
Number represented

7 Use, current *single dwelling*  
original *single dwelling*

8 Date of construction (or estimate)

*1935 - 1944*

9 Major changes & date (explain in No.25)

- Altered  Moved
- Addition  Destroyed

10 Architect/engineer/designer

*Unknown*

11 Contractor/builder/craftsman

*Unknown*

12 Style  
*No Academic Style*

13 Building type

*side-gabled cottage*

14 Original floor plan

*two unequal rooms - two rooms deep*

15 Plan shape

*rectangular*

16 Number of stories

*One*

17 Facade symmetry & front door(s)

*asymmetrical, one door*

18 Roof type & material

*side-oriented gable - composition shingle/asphalt shingle*

19 Chimney placement & material

*lateral exterior - brick*

20 Type of construction

*balloon frame/platform frame*

21 Exterior material(s)

*vinyl siding/aluminum siding*

22 Foundation material(s)

*unknown*

23 Porch(es)

*verandah (front, 1 story, partial, concrete, gable)*

24 Windows

*double-hung sash (flat-headed, 2/2, rectangular)*

25 Additional physical description

*Altered - Ca. 1960 - front porch rebuilt and carport added*

*Altered - Ca. 1960 - aluminum siding installed*

26 Negatives: roll # *1* frames # *11 & 12*

Attach contact prints



# GEORGIA HISTORIC RESOURCES

Resource No.

County

Bartow

2014  
Item 2.

Historic Preservation Section  
Georgia Department of Natural Resources

205 Butler Street, Suite 1462  
Atlanta, Georgia 30334  
404/656-2840

For instructions, see the Georgia Historical Survey Manual

1 Name(s) of resource

3 Address/location

104 Fite Street

4 Owner's name and mailing address

5  Building  
Site

Landscape feature

6 Representative example of  
Number represented

7 Use, current original  
Single family  
Single family

8 Date of Construction (or estimated)

Circa 1940s

9 Major changes & date (explain in No. 25)

Altered Moved  
Addition Destroyed

10 Architect/engineer/designer

unknown

11 Contractor/builder/craftsman

unknown

12 Style High Style

No academic style Elements  
No Academic Style

13 Building type

ranch

14 Original floor plan

Two rooms wide/two rooms deep

15 Plan shape

rectangular



one

17 Facade symmetry & front door(s)

S, one

18 Roof type & material

Side gable, asphalt shingle

19 Chimney placement & material

No chimneys observed

20 Type of construction

Balloon frame

21 Exterior material(s)

aluminum

22 Foundation material(s)

Continuous concrete block

23 Porch(es)

Partial, front, enclosed, dome roof, wood, one story

24 Windows

One over one modern replacement windows

25 Additional physical description

Open car port/patio on east side of structure.

26 Negatives: roll #

frame #

27 Description of outbuilding (if any)

28 Site Plan with North at top

29 Description of landscape features

Designed plantings/planting beds

30 Number of Buildings structures  
outbuildings sites

landscape feature

32 Archaeological potential observed  
reported

31 Description of the environment

unknown

Town residential/old

33 History

Incorporated as a city in 1872, the city of Cartersville has a long history of development. After the end of the Civil War, Cartersville developed as a center of industry and transportation. With this retail and industrial development came the development of a significant number of residential areas. Today, Cartersville is home to hundreds of houses and commercial buildings dating to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

34 Historical Theme(s)

architecture

35 Significance

Good example/illustration

36 Sources of Information

Bartow County Historical Society Archives

37 Prepared by (person, organization, and address)

Jeff Drobney  
2307 Wavetree Lane  
Acworth, GA 30101

38 Date of survey

August 2000

resurvey

39 Government Preservation Activity

Section 106 review Grant  
Tax Certification X Other

43 Recognition and date

National Landmark Individual Property  
National Register District  
Georgia Register  
Local designation  
HABS/HAER  
Determination of eligibility  
X Other

40 SHPO evaluation

41 USGS quadrangle name Cartersville  
UTM reference

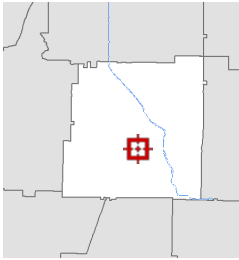
zone easting northing

42 Tax map number





Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	C002-0010-005	<b>Alternate ID</b>	32174	<b>Owner Address</b>	CANTY BRYAN K
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		106 FITE ST
<b>Property Address</b>	104 FITE ST	<b>Acreage</b>	n/a		CARTERSVILLE GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 484 D 4				

(Note: Not to be used on legal documents)

Date created: 9/10/2020  
 Last Data Uploaded: 9/9/2020 8:26:40 PM

Developed by  Schneider  
 GEOSPATIAL

# Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION



\*Applicant: BRYAN K. CANTY  
Mailing Address: 106 FINE ST  
CARTERSVILLE, GA 30120  
Phone: 770) 655-0977

\*NOTE: If applicant is not the owner, as listed on the Property Deed, a letter from the owner authorizing the proposed work must be included along with owner's phone number and address.

## PROCEDURE

### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

### Application Deadlines

See 3rd page of application for application submittal deadlines.

### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. Building permits will not be issued without proof of a COP.

### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

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Property Address: 104 FINE ST  
CARTERSVILLE, GA 30120

Existing Building Type:

- Residential One, Two or Multi-family \_\_\_\_\_
- Commercial Garage, Storage \_\_\_\_\_
- Other \_\_\_\_\_

Brief Project Description (example: addition of sunroom, installation of fence):

HOME RENOVATION/REMODEL

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N

Type of Project (check all that apply)

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other \_\_\_\_\_

Start Date: FALL 2020

Anticipated Completion: SPRING 2021

Contractor/Consultant/Architect: \_\_\_\_\_

### Office Use Only

Case Number 20-25  
 Date Received 8/21/2020  
 Contributing C  
 Zoning R-7  
 Legal Advertisement \_\_\_\_\_  
 Notified Adjacent \_\_\_\_\_  
 HPC Hearing 9/15  
 HPC Decision \_\_\_\_\_  
 COP Expiration \_\_\_\_\_  
 Project Completion \_\_\_\_\_  
 Tax Parcel C 002-0010-006

### Precedence of Decisions

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published guidelines. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new applications that may appear similar in character.

West End Historic District

Bryan Canty  
106 Fite Street  
Cartersville, GA 30120  
August 21, 2020

City of Cartersville  
c/o Cartersville Historic Preservation Commission  
P.O. Box 1390  
Cartersville, GA 30120

Re: Exterior Renovations of 104 Fite Street

Commission Members:

I, respectfully, submit my application for exterior renovations at the property located at: 104 Fite Street, Cartersville, GA 30120, located within the West End District. Built circa 1951, the approximately 1400 square foot structure was the former residence of my late Grandparents, Rob & Mary Canty. The property was deeded over to me in October 2014. It is my intention to inhabit said residence. With that in mind, modifications/renovations are in order to aesthetically enhance and bring the existing structure up to code. This includes, but is not limited to the exterior features of the home. For your perusal, I submit the following proposed exterior renovations:

- Remove & replace all exterior siding – The current structure has smooth vinyl siding over the original wood “cove” siding. My desire is to install hardie “shake” siding. This could be modified to just install the “shake” on the front with standard hardie “plank” around the sides/rear of structure.
- Replace existing asphalt roof shingles with architectural shingles. Cost prohibitive...
- Replace original windows with wood-framed insulated windows.
- Renovate front & back porches – Remove the broken tile flooring on front porch and overlay with smooth concrete finish. *SF of dimensions?*
- Replace wrought iron columns with either wood or wood/masonry type.
- Replace wrought iron railing with 24” brick retaining wall. *Color pics*
- Replace all fascia, soffit, & gutters along roof line.

I sincerely hope that the proposed renovations meet the standards of this Commission. It is my determination that the improvements are consistent with construction materials during that period and the other homes in the immediate area.

Kindest regards,

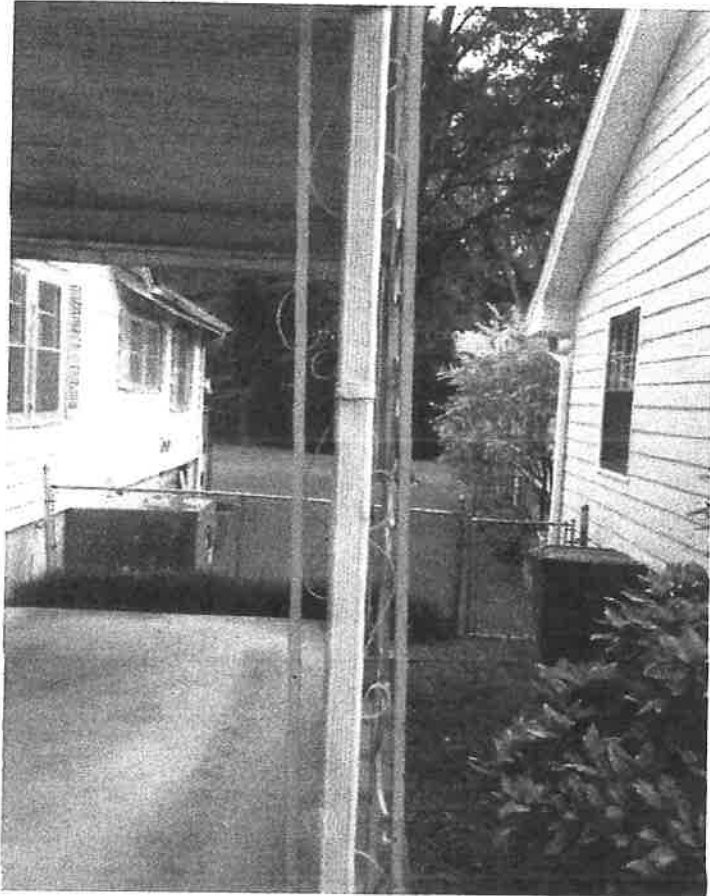
*MANUFACTURE*  
*Ex. "Ameyson"*  
*100 sq ft*

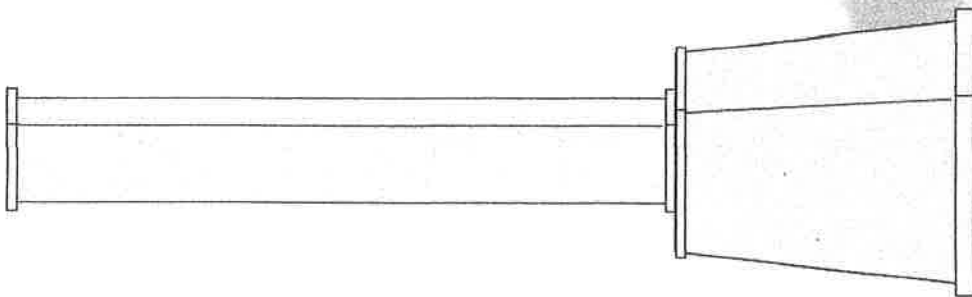
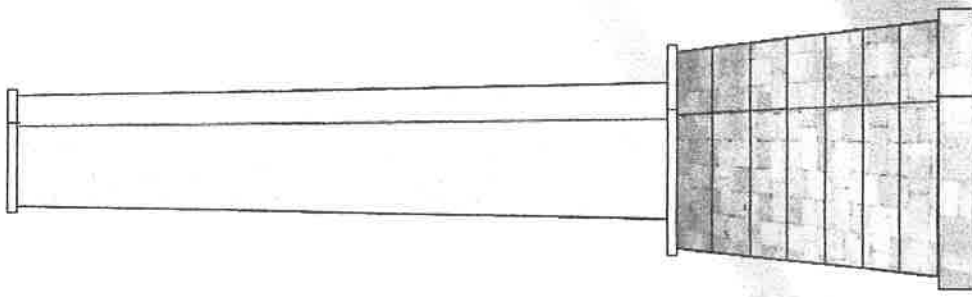
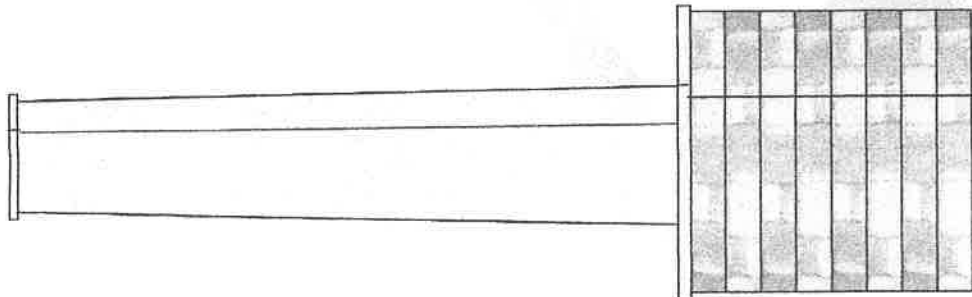


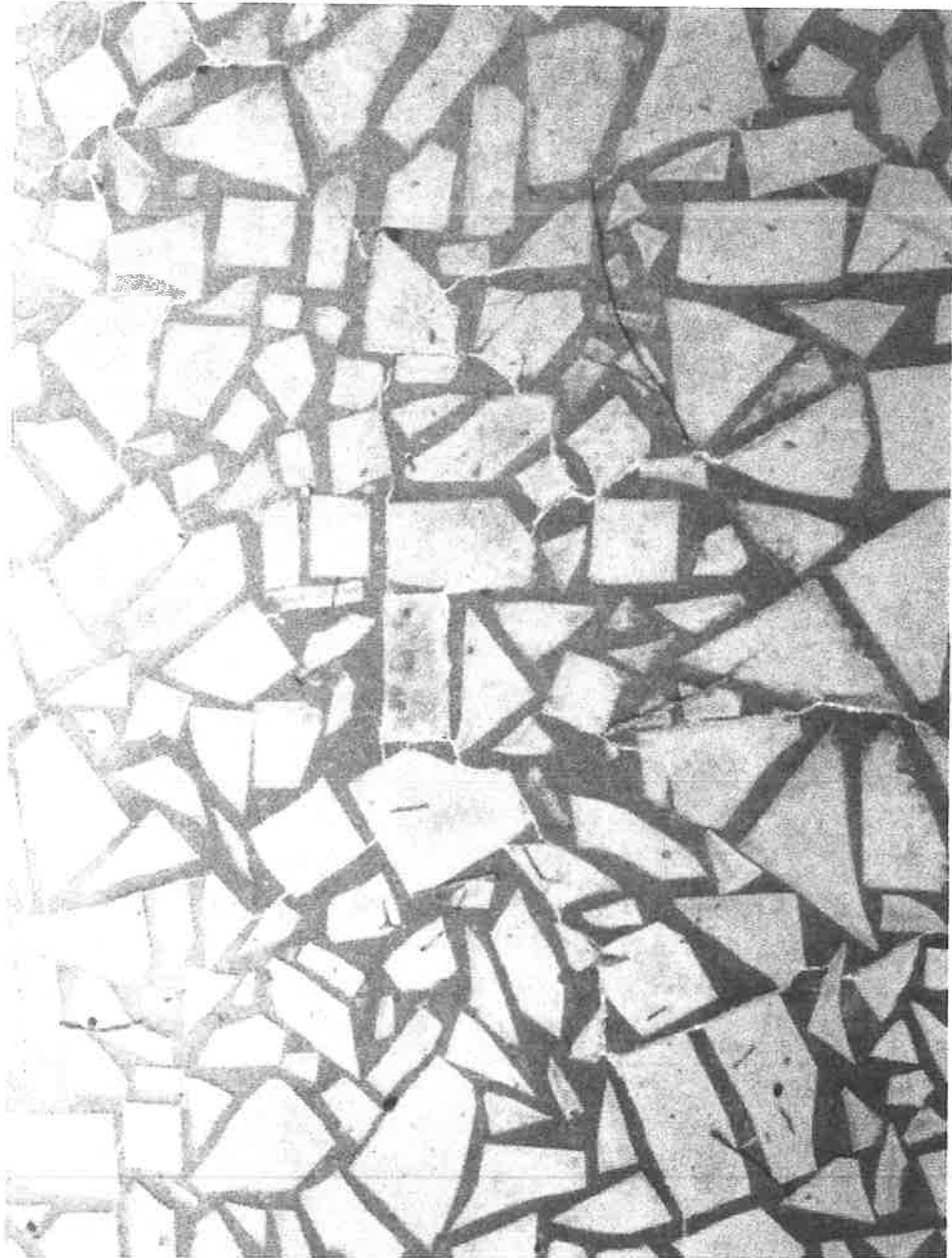
Bryan K. Canty

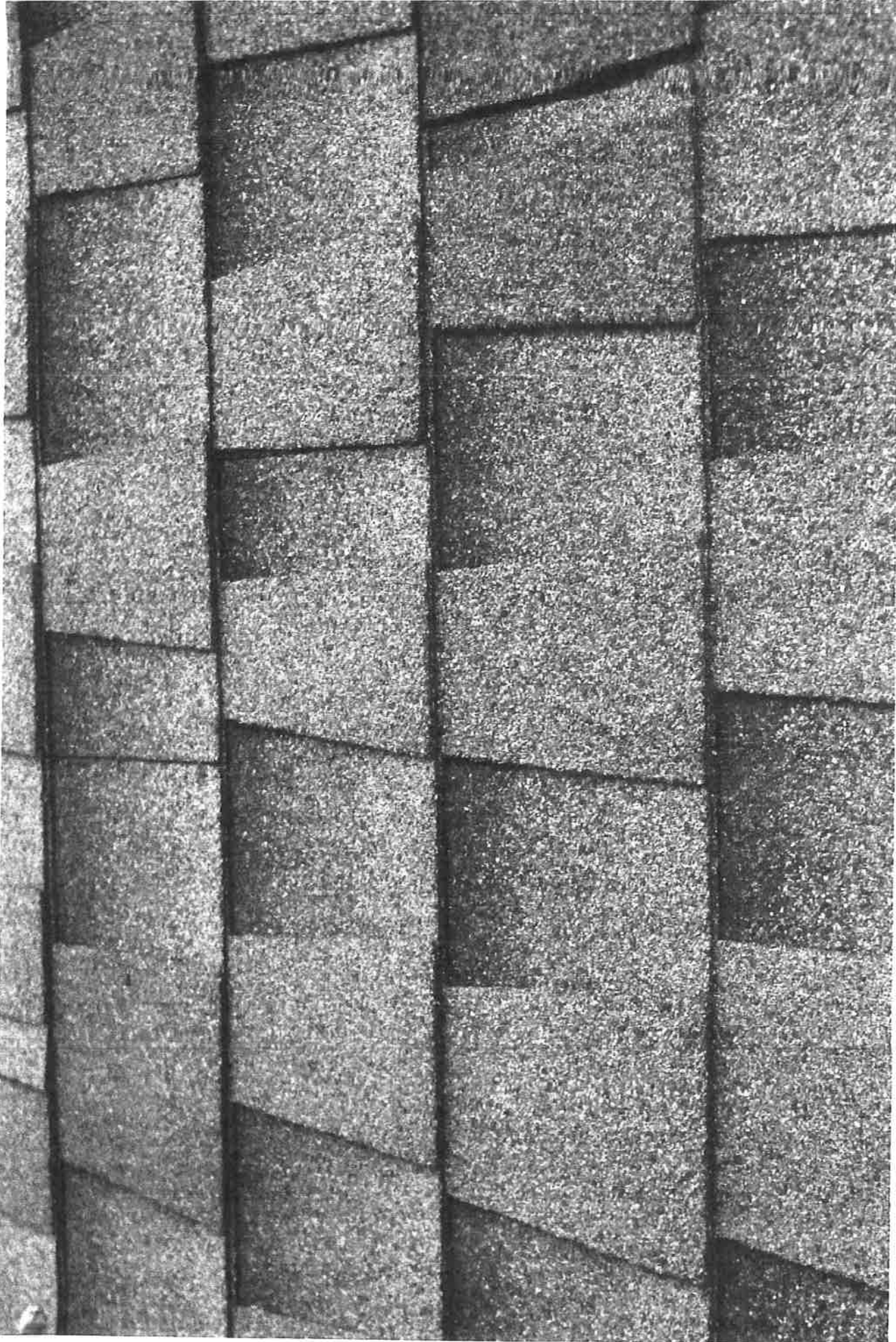
**MATERIALS USED FOR EXTERIOR REMODELING/RENOVATION AT 104 FITE ST:**

- **Hardie board/shake siding**
- **Architectural shingles**
- **Wood fascia/soffits**
- **Wood-framed windows**
- **Brick/concrete on front porch**
- **Masonry/wood columns**



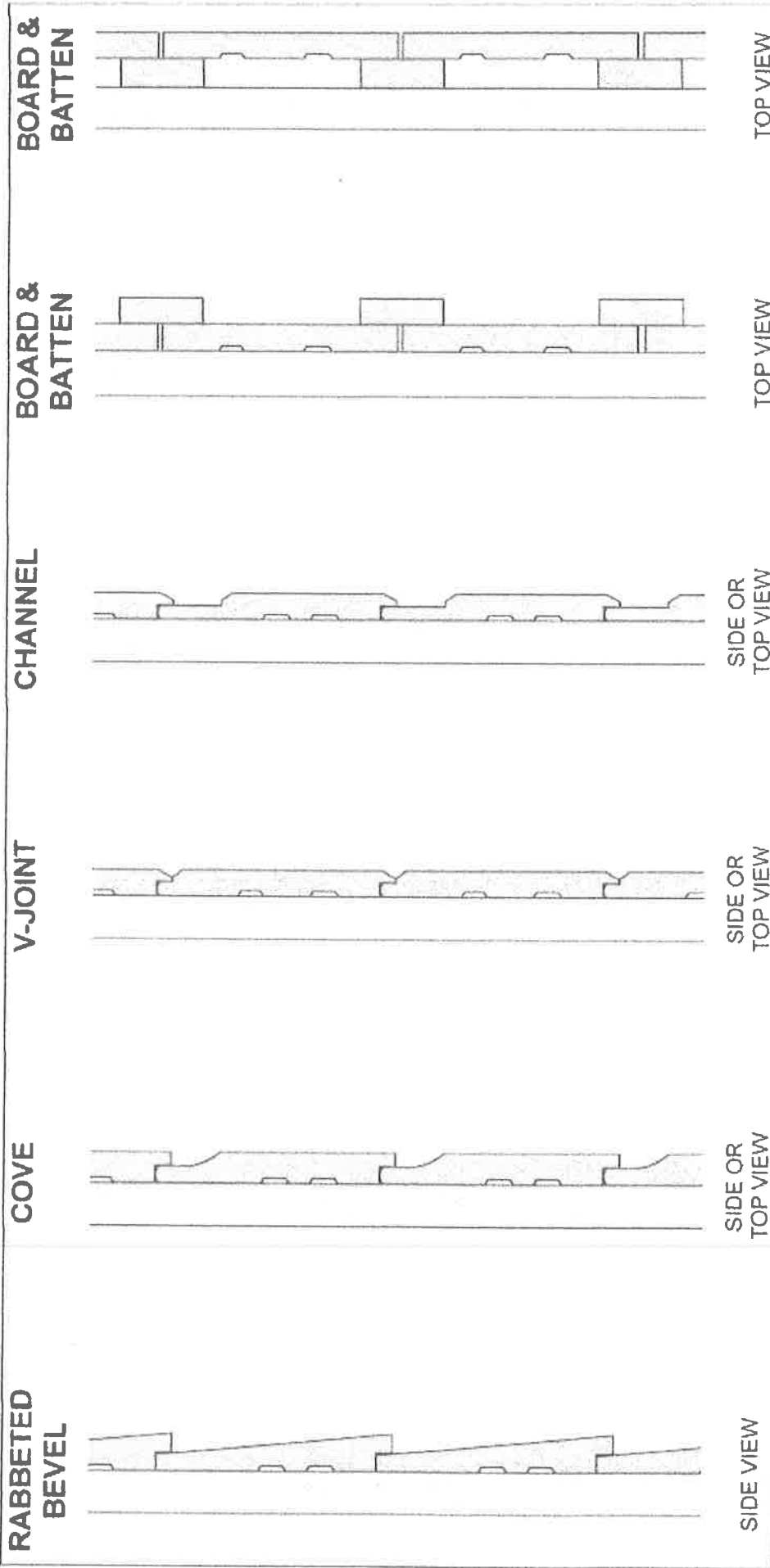


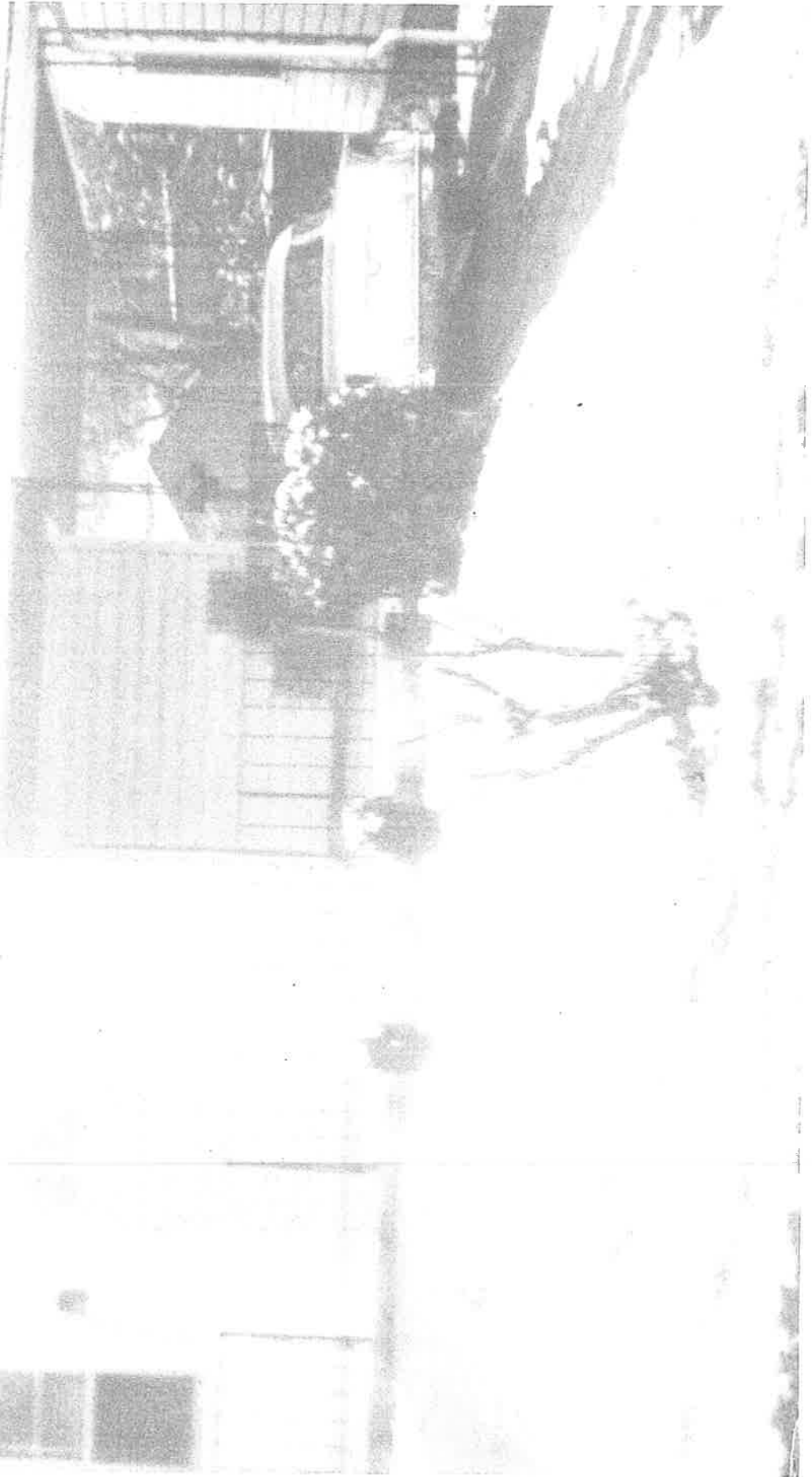






**LP** SMARTSIDE  
LUMBER





• MAR 60





**Cartersville Historic Preservation Commission**  
P.O. Box 1390  
Cartersville, Georgia 30120

May 18, 2016

Mr. Brian Canty  
104 Fite Street  
Cartersville, GA 30120

Mr. Canty,

This letter confirms the outcome of your application to the Cartersville Historic Preservation Commission (HPC) for a Certificate of Preservation (COP) for property located at 104 Fite Street. On May 17, 2016 the HPC voted to approve the following:

- Replacing the existing siding with Hardie Shake siding
- Replacing the existing shingles with architectural shingles
- Replacing the existing windows with wood windows
- Addition of a masonry wall no less than 30" in height to the front porch
- Replacing iron columns with wood and/or masonry columns

Please remember that if you change or add anything to this project you must reapply to the Historic Preservation Commission and be granted approval before continuing with your project.

If you have any questions about permitting please call the City of Cartersville Planning Department at 770-387-5600.

Catheryn Hembree, AICP

Deputy City Clerk  
City of Cartersville Planning Department  
10 N. Public Sq.  
Cartersville, GA 30120  
770-607-3756  
[CHembree@CityofCartersville.Org](mailto:CHembree@CityofCartersville.Org)



# Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: BRYAN K. CANTY  
Mailing Address: 106 FIVE ST  
CARTERSVILLE, GA 30120  
Phone: (770) 655-0927

\*NOTE: If applicant is not the owner, as listed on the Property Deed, a letter from the owner authorizing the proposed work must be included along with owner's phone number and address.

## PROCEDURE

### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

### Application Deadlines

Applications are due by 4 PM the first Tuesday of the month in which they are to be considered, or the next business day in event of a holiday.

### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. **Building permits will not be issued without proof of a COP.**

### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

Office Use Only	
Case Number	<u>16-07</u>
Date Received	<u>4/18/16</u>
Contributing	<u>y</u>
Zoning	
Legal Advertisement	<u>8-10-16</u>
Notified Adjacent	<u>5-10-16</u>
HPC Hearing	<u>5-17-16</u>
HPC Decision	<u>Approved w/cond.</u>
COP Expiration	<u>10-17-17</u>
Project Completion	
Tax Parcel	

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Property Address: 104 FIVE ST  
CARTERSVILLE, GA 30120

### Existing Building Type:

- Residential      One, Two or Multi-family \_\_\_\_\_  
Garage, Storage \_\_\_\_\_
- Commercial
- Other \_\_\_\_\_

Brief Project Description (example: addition of sunroom, installation of fence)

TOTAL RENOVATION

### Type of Project (check all that apply)

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other \_\_\_\_\_

Start Date: MAY - JUNE '16

Anticipated Completion: OCTOBER '16

Contractor/Consultant/Architect: \_\_\_\_\_

### Precedence of Decisions

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published guidelines. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new applications that may appear similar in character.

### APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

#### New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

#### Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

#### Minor Exterior Changes

- description of proposed changes
- description of construction materials
- photographs of existing building

#### Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
- description of construction materials
- photographs of site

#### Site Changes – Fences, Walls, Systems

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

#### Site Changes – Signs

- specifications
- description of construction materials and illumination

#### Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

**NOTE:** Only complete applications will be placed on the agenda for design review. Submit to:

City of Cartersville  
 Planning and Development Department  
 P.O. Box 1390  
 Cartersville, GA 30120

### PROJECT DESCRIPTION

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

New siding - hardi space

Restoring the porch to how it looked before

please see letter for details

#### AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

DATE 4/18/16 SIGNATURE 

Bryan Canty  
106 Fite Street  
Cartersville, GA 30120  
May 2, 2016

City of Cartersville  
c/o Cartersville Historic Preservation Commission  
P.O. Box 1390  
Cartersville, GA 30120

Re: Exterior Renovations of 104 Fite Street

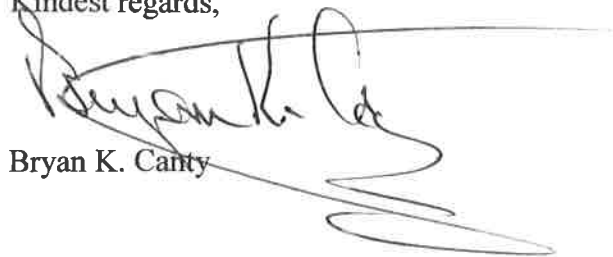
Commission Members:

I, respectfully, submit my application for exterior renovations at the property located at: 104 Fite Street, Cartersville, GA 30120, located within the West End District. Built circa 1951, the approximately 1500 square foot structure was the former residence of my late Grandparents, Rob & Mary Canty. The property was deeded over to me in October 2014. It is my intention to inhabit said residence. With that in mind, modifications/renovations are in order to aesthetically enhance and bring the existing structure up to code. This includes, but is not limited to the exterior features of the home. For your perusal, I submit the following proposed exterior renovations:

- Remove & replace all exterior siding – The current structure has smooth vinyl siding over the original wood “cove” siding. My desire is to install hardie “shake” siding. This could be modified to just install the “shake” on the front with standard hardie “plank” around the sides/rear of structure.
- Replace existing asphalt roof shingles with architectural shingles. Cost prohibitive...
- Replace original windows with insulated windows.
- Renovate front & back porches – Remove the broken tile flooring on front porch and overlay with smooth concrete finish. Possibly build a wood deck on the rear of the structure.
- Replace wrought iron columns with either wood or wood/masonry type.
- Replace wrought iron railing with low brick retaining wall.
- Replace all fascia, soffit, & gutters along roof line.

I sincerely hope that the proposed renovations meet the standards of this Commission. It is my determination that the improvements are consistent with the other homes in the immediate area.

Kindest regards,



Bryan K. Canty



• MAR 60

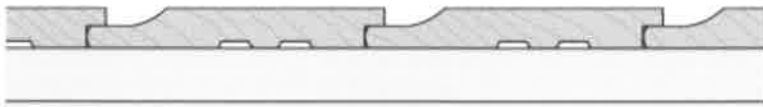


**RABBETED BEVEL**



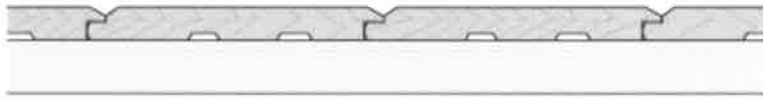
**SIDE VIEW**

**COVE**



**SIDE OR TOP VIEW**

**V-JOINT**



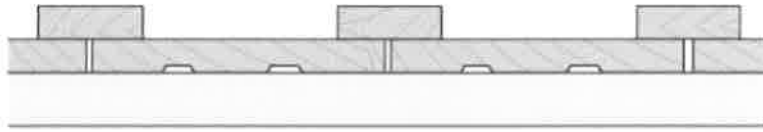
**SIDE OR TOP VIEW**

**CHANNEL**



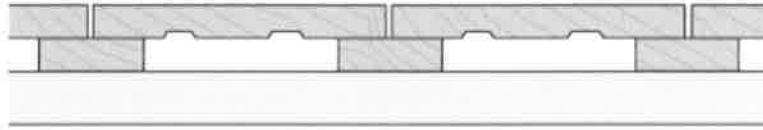
**SIDE OR TOP VIEW**

**BOARD & BATTEN**



**TOP VIEW**

**BOARD & BATTEN**



**TOP VIEW**

Item 2.



Item 2.

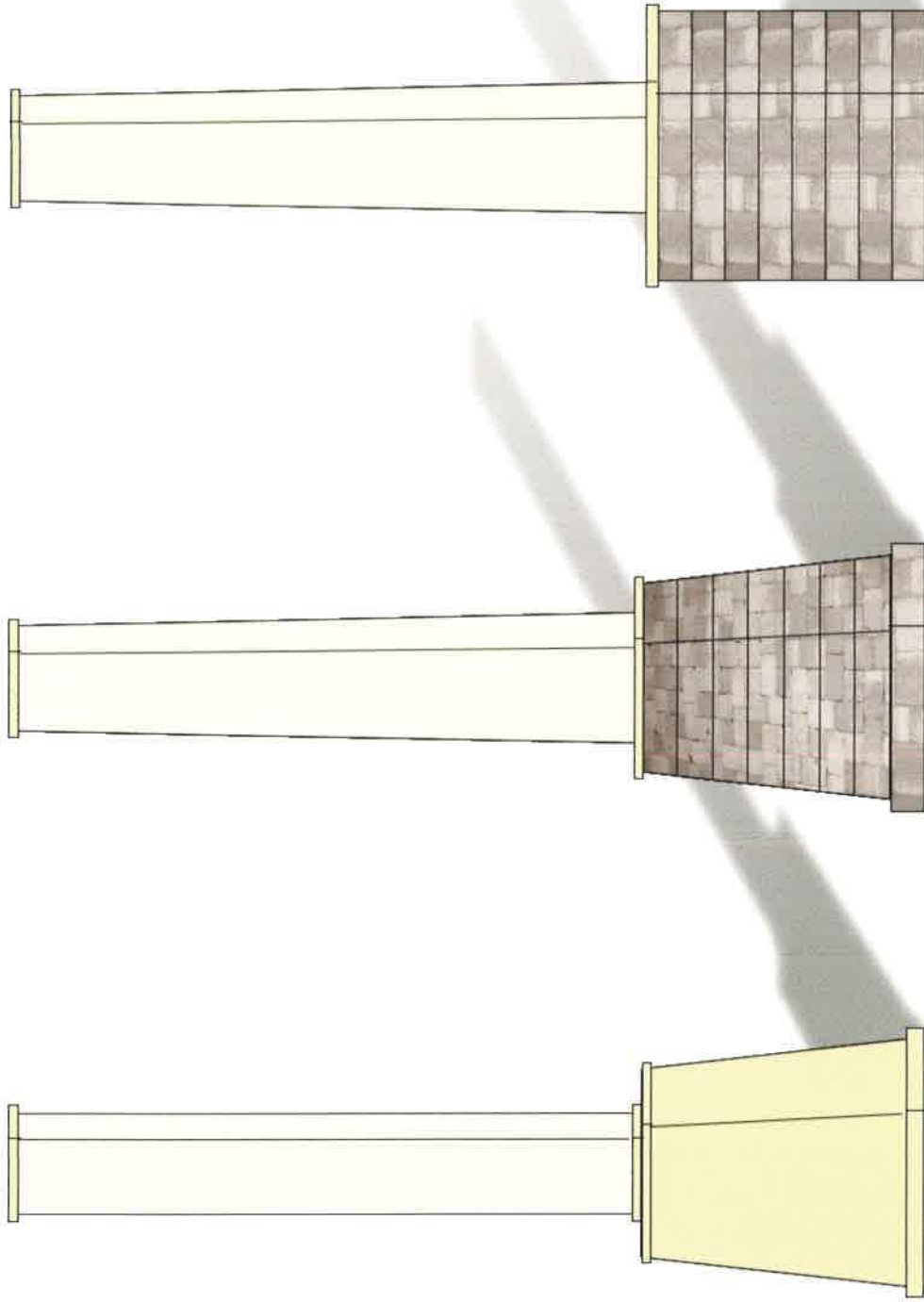
5/2/2016

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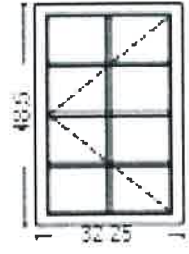




**BILL TO:** \_\_\_\_\_ **SHIP TO:** \_\_\_\_\_ Item 2.

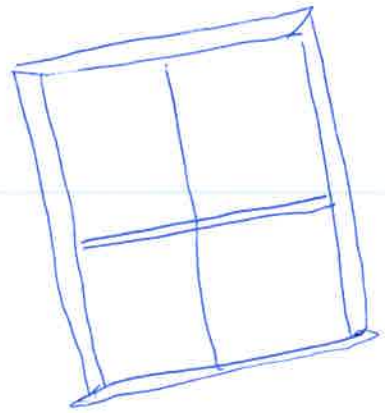
QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
TBD	5/9/2016	Load Date Not Set	0001-01-01	Traci Wood
<b>JOB NAME</b>		<b>CUSTOMER PO#</b>		

LineItem #	Description
1-1	Rough Opening: 33 1/4 X 49 7/16, Frame: 32 1/4 X 48 1/2
<b>Qty:</b> 1	Product Unit 1:Pro Series 200 Casement
<b>Room Location:</b>	Dimensions Call Size 2-8 4-0, Frame Size 32.25 X 48.5
None Assigned	Color Exterior = Primed, Interior = Natural
<b>Note:</b>	Unit Type Left, 200 SDL
	Unit Performance DP +50/-50, No Thermal Requirement, U-Factor = 0.33, SHGC = 0.23, VLT = 0.43
	Glass Low-E, Double Glazed, Annealed, Warm Edge (WE), Metal
	Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = White, Interior = Natural Wood, 2W4H
	Hardware White
	Wrapping - Frame Options Standard Nose, Synthetic
	Wrapping - Exterior Casing MW Brickmould, Synthetic
	Wrapping - Jamb Extension 4 9/16"



LineItem #	Description
1-2	Unit 1 Screen, Call Size: 2-8 4-0, Screen Color: White
<b>Qty:</b> 1	
<b>Room Location:</b>	
None Assigned	
<b>Note:</b>	

Total Unit Quantity: 2



*Brian 678 873-3039*



# 200 CASEMENT & AWNING

Item 2.

## STANDARD FEATURES

- Low-maintenance cellular PVC exterior components ready to accept acrylic latex paints
- Simulated-divided-lite (SDL) options in 7/8" and 1 1/4" profiles for historically accurate appearance
- Low-maintenance cellular PVC exterior brickmould
- Energy-efficient warm edge insulating glass for enhanced energy performance
- Smooth-functioning operating hardware, concealed for a clean appearance and allowing sash to open beyond a full 90°
- 4 9/16" jamba eliminate need for drywall work; custom jamb extensions to 8 9/16"
- Select clear wood interior ready for paint or stain to match any interior décor
- Concealed multi-point locking system, enhancing weather performance and security
- Leaf weatherstripping on sash and bulb weatherstripping on frame for air-tight performance and smooth operation



## OPTIONS

### GLASS OPTIONS:

Low-E, HP (Low-E/argon), tinted, Low-E tinted, tempered and obscure



### EXTERIOR CASING:

180 Brick Mould (standard), 3 1/4" Williamsburg, 3 1/2" Flat, 4 1/2" Wide Back Band, standard Sill Nose, Bull Sill Nose



### GRILLE OPTIONS:

Grilles-between-the-glass (GBG) in 5/8" and 7/8" flat, 5/8" sculptured and 1" contoured styles; 7/8" and 1 1/4" simulated-divided-lite (SDL) with shadow bar; removable 7/8" or 1 1/16" wood grilles

### PRODUCT CONFIGURATION:

Twins, side lites, fixed, combinations, bays & bows, circle heads, quarter circles, ellipsicals, transoms, true radius, arches and a wide variety of architectural shapes

### COLOR OPTIONS:

Exterior casing available in paintable white; interior available in select clear wood

## THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Value	SHGC	VT
3/4" Clear	2.22	0.45	0.53	0.56
3/4" Low-E	3.03	0.33	0.25	0.47
HP Glass <sup>2</sup>	3.33	0.30	0.25	0.47

All units tested in accordance with ASTM standards; rated in accordance with International Residential Code; and witnessed by an independent AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass and no grilles.



R VALUE: Restrictive ambient air flow; U VALUE: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Available option.

2. HP glass option combines Low-E with argon gas fill for high performance.



















## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	October 18, 2022
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP21-23 REV1 119 Cassville Rd. Applicant: Gary Graves
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	COP request to add a 20ft x 26ft garage to rear of house.
<b>LEGAL:</b>	N/A



**City of Cartersville Historic Preservation Commission  
COP Application Staff Report**

Case: COP21-23 REV-1

**HPC Meeting – 10-18-22**

**Application Information**

Address: 119 Cassville Road  
 Applicant: Gary Graves  
 Historic District: Cherokee-Cassville Historic District  
 Zoning: R-D  
 Setbacks: Front= 20, Side= 8, Rear= 20

**Brief Description:** Add garage and driveway to 400sf addition.

**Applicable Guidelines to Consider- Sec. 9.25-55. Cherokee-Cassville Historic District**

<b>Residential Design Guidelines</b>	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
<input type="checkbox"/> A. Wood	<input type="checkbox"/> K. Utilities and Energy Retrofit
<input type="checkbox"/> B. Masonry	<input type="checkbox"/> L. Accessibility, Health, and Safety Considerations
<input type="checkbox"/> C. Architectural Metals	<input type="checkbox"/> M. Aesthetic Recommendations
<input type="checkbox"/> D. Paint	<input checked="" type="checkbox"/> N. Additions to Historic Buildings
<input checked="" type="checkbox"/> E. Roofs	
<input type="checkbox"/> F. Exterior Walls	<input checked="" type="checkbox"/> PART TWO: New Construction
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	
<input type="checkbox"/> H. Lighting	<input type="checkbox"/> PART THREE: Relocation
<input type="checkbox"/> I. Windows and Doors	
<input type="checkbox"/> J. Entrances, Porches and Balconies	<input type="checkbox"/> PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction –	

**Task List:**

1. Add approx. 20'x 26' garage to the previously approved 400sf addition.
2. *Add slab on grade with foundation/ water table to be constructed of masonry and painted to match existing.*
3. *Construction materials to match existing materials, such as Hardie plank, asphalt shingle roof and three-over-one vinyl windows.*
4. Add (3) 3/1 ground level, vinyl windows;
5. Add (1) 3/1 vinyl window over garage door.
6. Add (1) door to side of garage (Yard access).
7. Relocate/ add driveway to Aubrey St.

**History of the Property-** Bartow County Tax assessor's records state the building was built in 1945. There is no record of this property in the GHRS; however, it is listed as contributing in the Cherokee-Cassville Historic District.

**Previous COPs on file:**

COP21-23. Addition of 400sf area for new bathroom and closet expansion to rear of house. Approved 10-19-21.

COP18-15. The owner made substantial improvements to the exterior of the home by replacing the windows, doors and siding. The applicant replaced the asbestos siding with Hardie plank. A fabric awning was removed and a craftsman style portico was added. Approved 6/19/18.

**Analysis of the COP:**

The building is Historic, Contributing.  
Type: TBD Style: TBD

The applicant proposes to construct a 20ft x 26ft. garage area to the rear of the 400sf addition approved last October. Per the submitted plans and elevations, the materials will match the existing and the 2021 proposed additions.

The garage will open toward Aubrey St. the existing driveway will likely be relocated to accommodate the garage door location. There is a stormwater pipe under the sidewalk that crosses Aubrey St in this area. The applicant will need to coordinate with Public Works on the driveway relocation and sidewalk cuts.

It appears no work has been performed since the 2021 hearing. This addition will also reset the 18 month period for completing the 2021 scope of work approved.

This revision appears to be consistent with the 2021 proposal. It appears appropriate for the house and district.

**Commissioners Work Sheet**

**Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	Asphalt Shingles	Asphalt Shingles
Siding	Hardie-Plank	Hardie Plank
Windows	---	Vinyl
Doors	---	Not identified
Storage Addition		
Foundation	Brick & Block	Masonry (To match)
Decking		
Steps		
Porches		
Ornamentation		

**Notes:**

I move to (approve, approve w/ conditions, or deny) the application for (state proposed changes) at (address) (as submitted, or with the following conditions). I find (compliance or noncompliance) with the guidelines referenced in the staff report and those brought up during discussion.



**Cartersville Historic Preservation Commission**  
**10 N. Public Square**  
**P.O. Box 1390**  
**Cartersville, Georgia 30120**

October 21, 2021

Gary Graves  
 119 Cassville Road  
 Cartersville, Georgia 30120

RE: COP21-23 | 119 Cassville Road

Mr. Graves:

This letter confirms the outcome of your Certificate of Preservation (COP) application to the Cartersville Historic Preservation Commission (HPC) for property located at 119 Cassville Road. On October 19, 2021 the HPC **approved with conditions** the following items listed in the HPC Application:

1. *Construct a 400 SF addition on the rear of the house per site plan and revised elevations.*
2. *Remove chimney on rear portion of house. Front chimney to remain.*
3. *Construction materials to match existing materials, such as Hardie plank and three-over-one vinyl windows.*
4. *Foundation to be constructed of masonry and painted to match existing.*
5. *New roof to be asphalt shingles to match the rest of the roof.*
6. *Replace existing asphalt shingle roof with new asphalt shingle roof (maintenance item).*
7. *Remove (3), 1/1 wood, windows on rear of house.*
8. *Add (2) 3/1, vinyl windows to rear of house.*
9. *Add new side entry door\* with masonry steps to yard (Aubrey St.)*

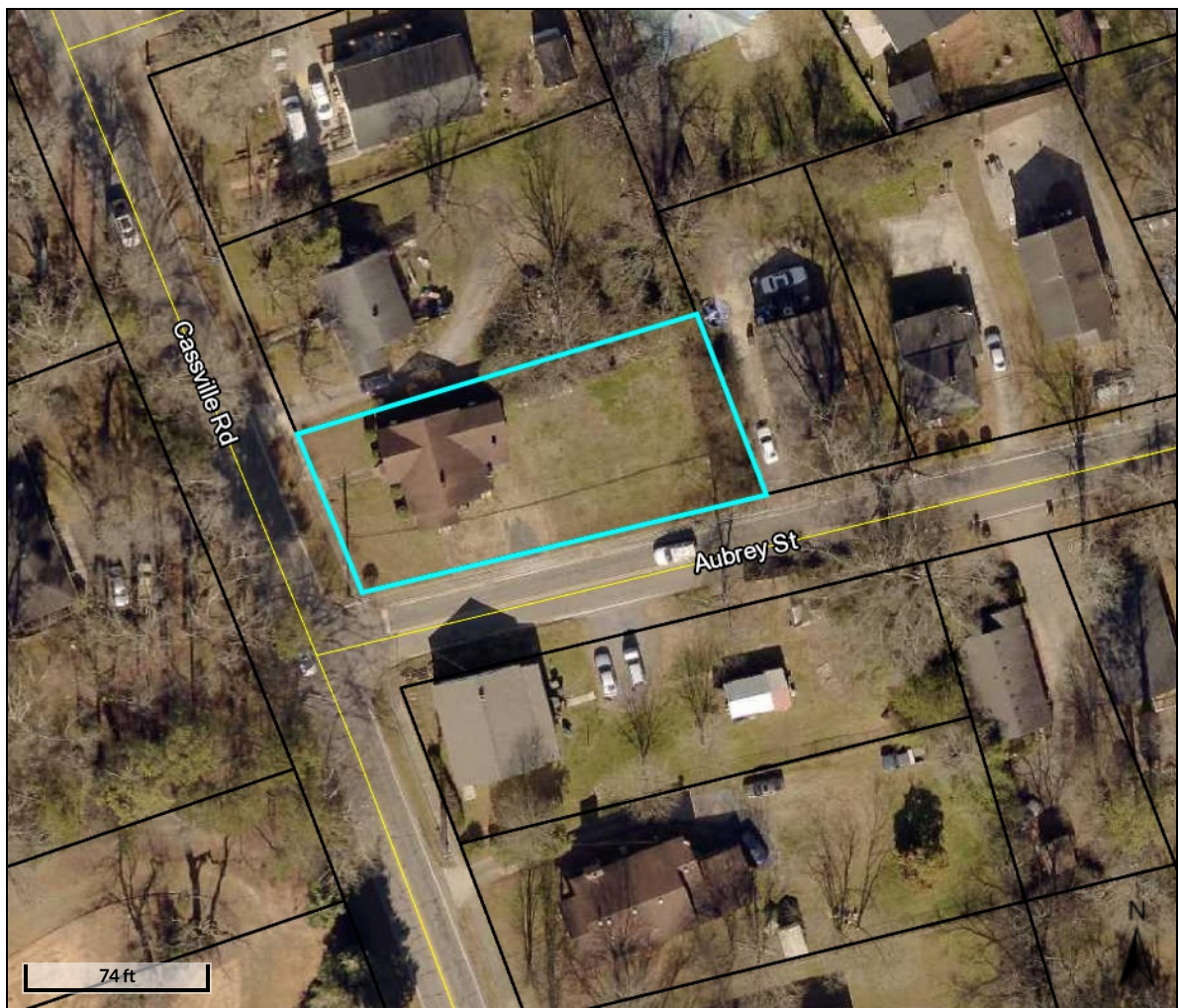
Condition: The side door must have three lights per discussion. \*

**If you modify or make additions to the approved scope of work, you must reapply to the Historic Preservation Commission and receive approval before continuing the project.**

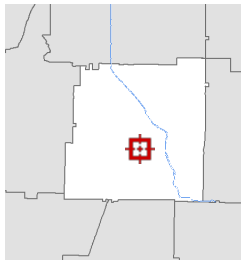
If you have any questions, please contact me directly or by calling the City of Cartersville Planning Department at 770-387-5600.

Sincerely,

Caity Hungate  
 770-607-3947  
[chungate@cityofcartersville.org](mailto:chungate@cityofcartersville.org)



**Overview**



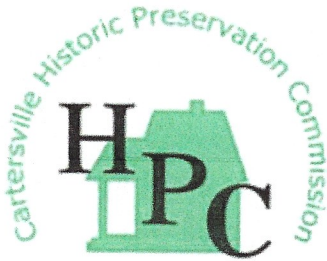
**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	C013-0004-007	<b>Alternate ID</b>	33551	<b>Owner Address</b>	LOBIK DARYL
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		GRAVES GARY
<b>Property Address</b>	119 CASSVILLE RD	<b>Acreage</b>	0.28		119 CASSVILLE RD
					CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL380-413 D 4				
	(Note: Not to be used on legal documents)				

Date created: 10/13/2021  
 Last Data Uploaded: 10/13/2021 11:21:40 AM

Developed by **Schneider**  
 GEOSPATIAL



### Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: Gary Graves  
Project Address: 119 Cassville Rd  
Mailing Address (if different than project address):  
\_\_\_\_\_  
Phone: 770-856-0092  
Email: ggraves@stratusclean.com

\*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

#### PROCEDURE

##### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

##### Application Deadlines

See 3rd page of application for application submittal deadlines.

##### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

##### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. **Building permits will not be issued without proof of a COP.**

##### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

Office Use Only	
Case Number	_____
Date Received	_____
Contributing	_____
Zoning	_____
Legal Advertisement	_____
Notified Adjacent	_____
HPC Hearing	_____
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	_____

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Existing Building Type:

- Residential      One, Two or Multi-family ONE
- Commercial      Garage, Storage \_\_\_\_\_
- Other \_\_\_\_\_

Brief Project Description (example: addition of sunroom, installation of fence):

~~Expand~~ Expand around scope to include garage, driveway + possible fence

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Type of Project (check all that apply)

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping (possibly)
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other \_\_\_\_\_

Start Date: ~Jan 1 2023  
Anticipated Completion: Monday April/May 2023

Contractor/Consultant/Architect: Gore Construction Jim Haigh

#### AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date 9-20-22 Signature Gary Graves



### APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

#### New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

#### Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

#### Minor Exterior Changes

- description of proposed changes
- description of construction materials
- photographs of existing building

#### Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
- description of construction materials
- photographs of site

#### Site Changes – Fences, Walls, Systems

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

#### Site Changes – Signs

- specifications
- description of construction materials and illumination

#### Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

**NOTE:** Only complete applications will be placed on the agenda for design review. Submit to:

**City of Cartersville**  
 Planning and Development Department  
 P.O. Box 1390  
 Cartersville, GA 30120

### PROJECT DESCRIPTION

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

- Scope for additional square footage to include master bath / closet laundry room was approved last year. This expands that scope to include a garage.

- DRIVEWAY + possible extra parking added

- Possible fencing in NE corner of lot

### PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.

# RESIDENCE ADDITION FOR GARY GRAVES 119 CASSVILLE ROAD CARTERSVILLE, GEORGIA

**PROJECT NUMBER 21109**

**DATE 09/24/21**

**REVISED 09/01/22**

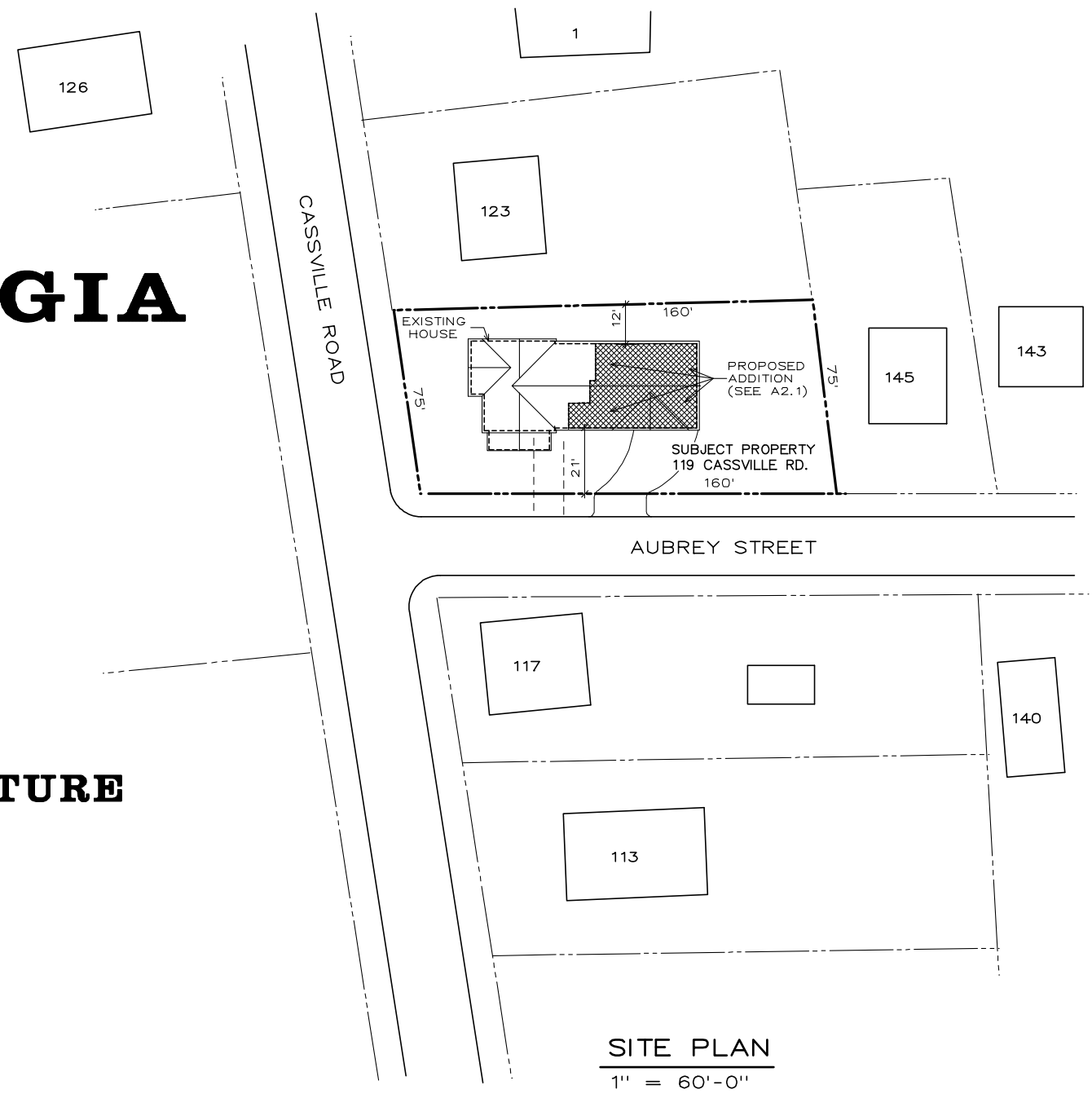
**REVISED 09/20/22**

**ARCHITECT/  
RESIDENTIAL  
DESIGNER**

**HAIGLER SYSTEMS ARCHITECTURE  
26 EAST CHURCH STREET  
CARTERSVILLE, GEORGIA 30120  
(770) 386-2255 FAX (770) 386-6294**

## INDEX OF DRAWINGS

- A1.1 COVER SHEET & SITE PLAN
- A2.1 FLOOR & ROOF PLAN & NOTES
- A3.1 BUILDING ELEVATIONS
- AT1.1 REFERENCE PHOTOGRAPHS

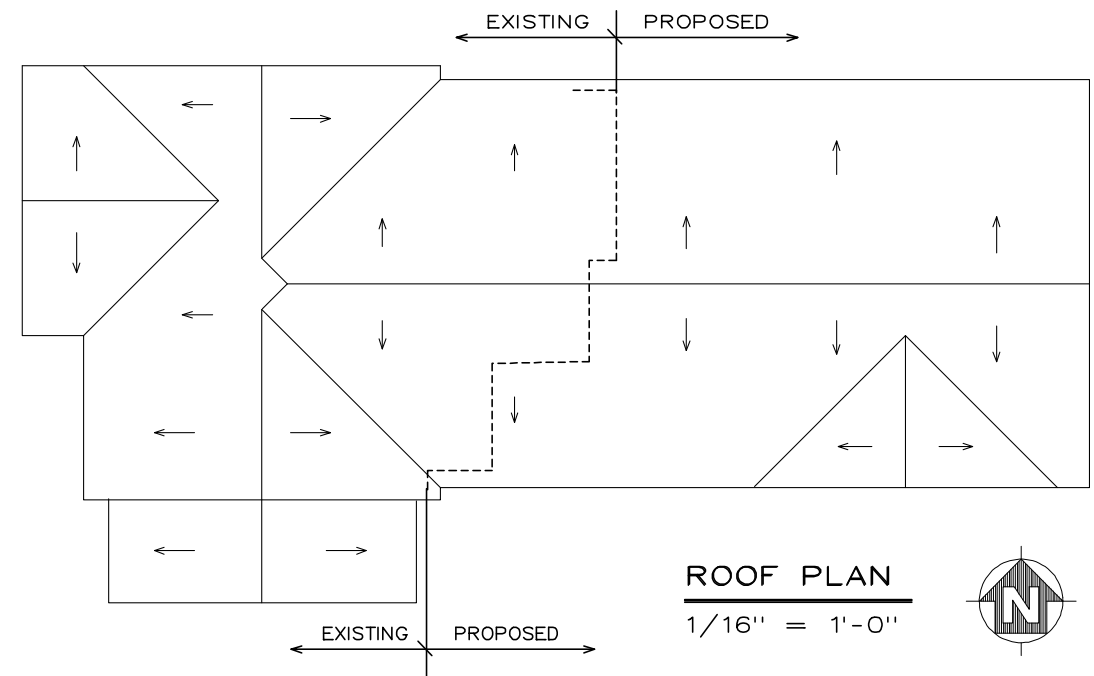
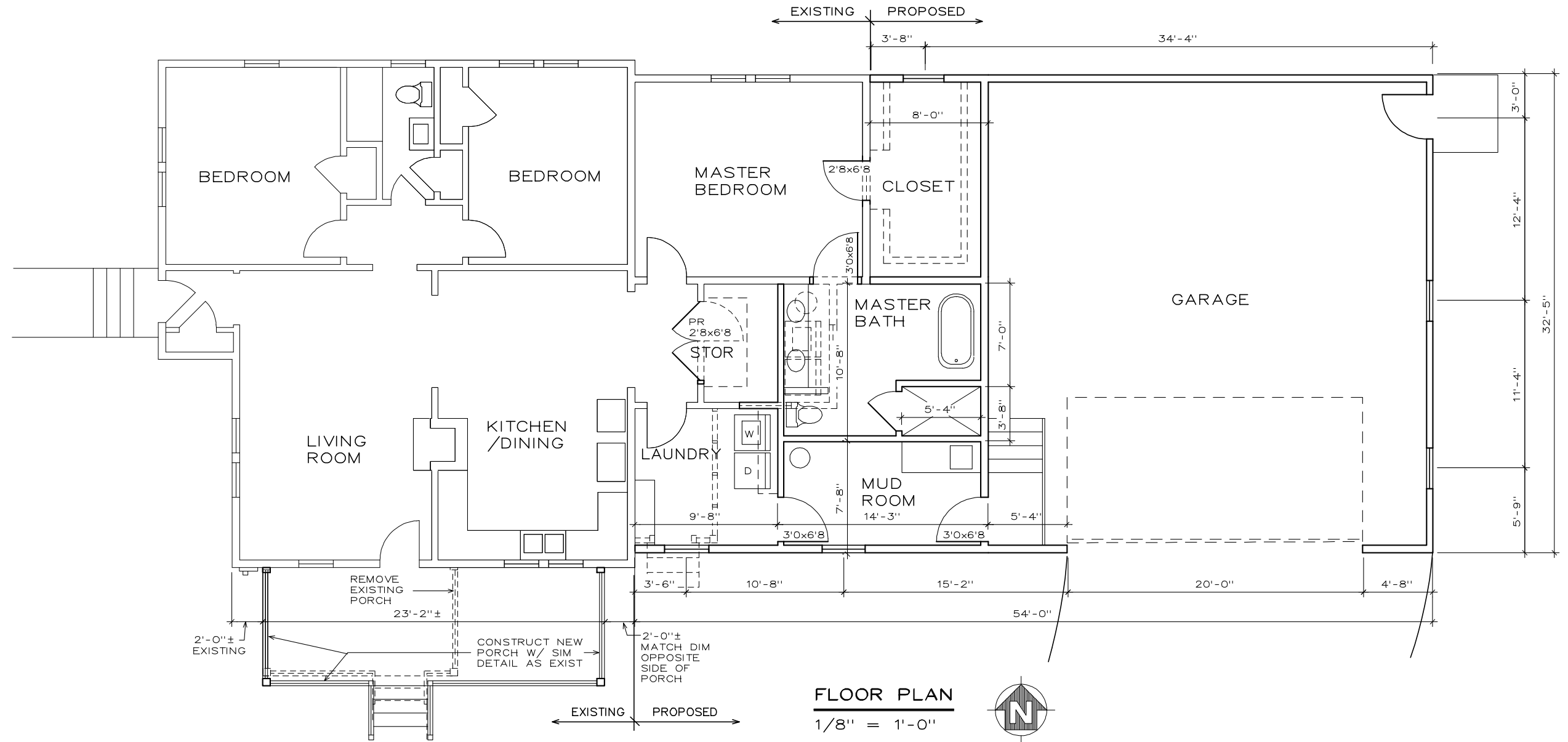


**SITE PLAN**  
1" = 60'-0"

**SITE PLAN NOTE**  
INFORMATION SHOWN ON THIS SITE PLAN WAS TAKEN FROM BARTOW COUNTY MAPS AND THE WARRANTY DEED LEGAL DESCRIPTION OF SUBJECT PROPERTY DATED AUGUST 24, 1971 RECORDED IN DEED BOOK 197, PAGE 69 BARTOW COUNTY RECORDS. NO FIELD SURVEY OR OTHER INFORMATION IS AVAILABLE.

REVISED 09/20/22  
REVISED 09/01/22  
REVISED 09/29/21

RESIDENCE ADDITION FOR GARY GRAVES CARTERSVILLE, GA	21109
COVER SHEET & SITE PLAN	A1.1R
	09/24/21



**AREA STATISTICS**

ADDITION AREA	346 SQ FT
RENOVATION AREA	136 SQ FT

**PLAN LEGEND**

- EXISTING WALLS/ELEMENTS TO REMAIN
- - - EXISTING WALLS/ELEMENTS TO BE REMOVED
- NEW WALLS OR OTHER ELEMENTS

**GENERAL NOTES**

1. OWNER/BUILDER TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY AND ALL DISCREPANCIES TO ARCHITECT/HOME DESIGNER.
2. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF 2x6 EXTERIOR STUD WALL AND INTERIOR DIMENSIONS TO FACE OF STUDS.
3. ALL DOORS TO BE 6'-8" HIGH WITH THE WIDTH SHOWN ON THE DRAWING. (3'0 ETC.)
4. OWNER/BUILDER TO SELECT WINDOWS TO MATCH ORIGINAL HOUSE WINDOWS.

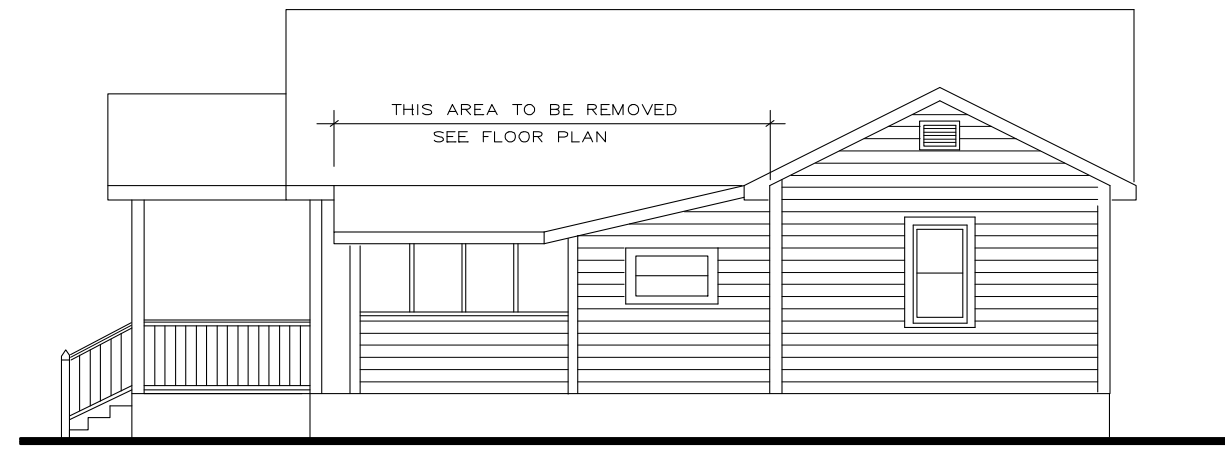
REVISED 09/20/22  
 REVISED 09/01/22  
 REVISED 09/29/21

RESIDENCE ADDITION FOR GARY GRAVES CARTERSVILLE, GA	21109
	A2.1R
FLOOR & ROOF PLAN & NOTES 09/24/21	



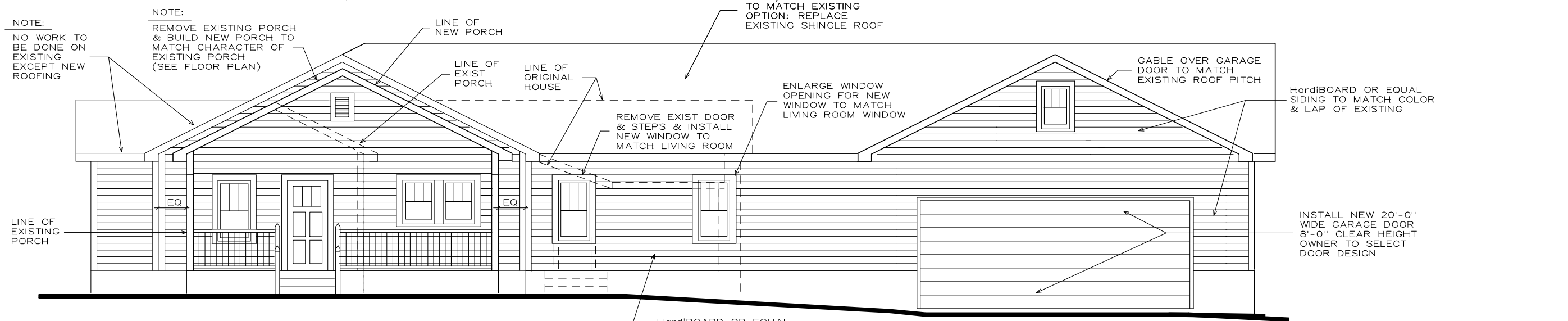
**EXISTING SOUTH ELEVATION**

1/8" = 1'-0"



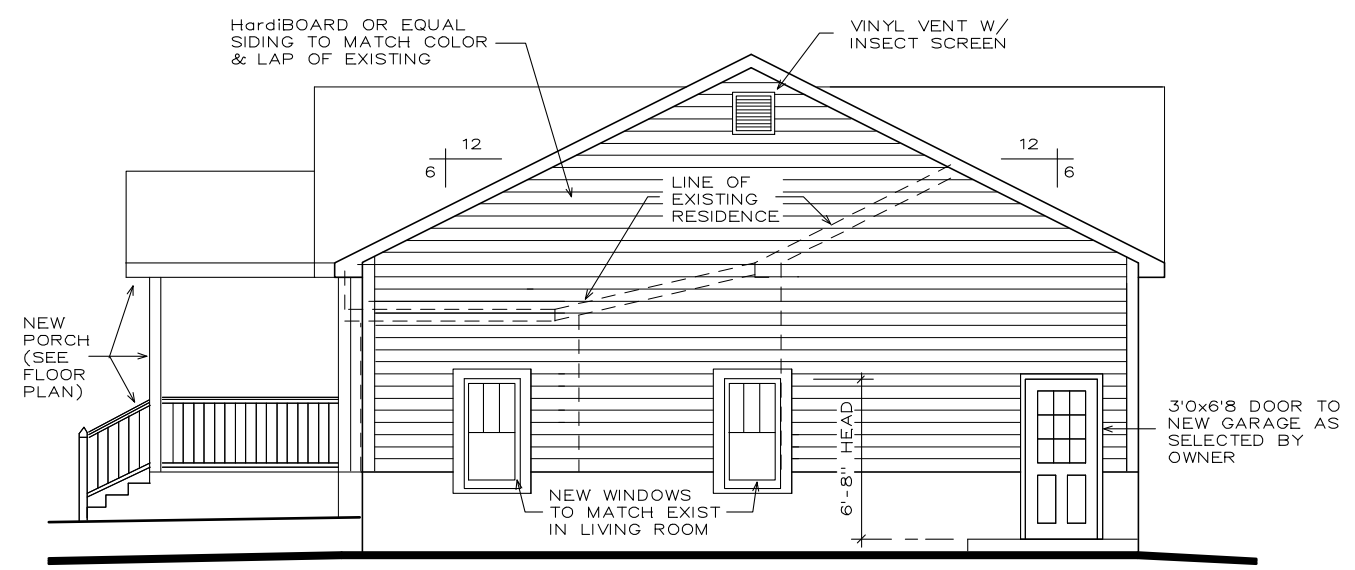
**EXISTING EAST ELEVATION**

1/8" = 1'-0"



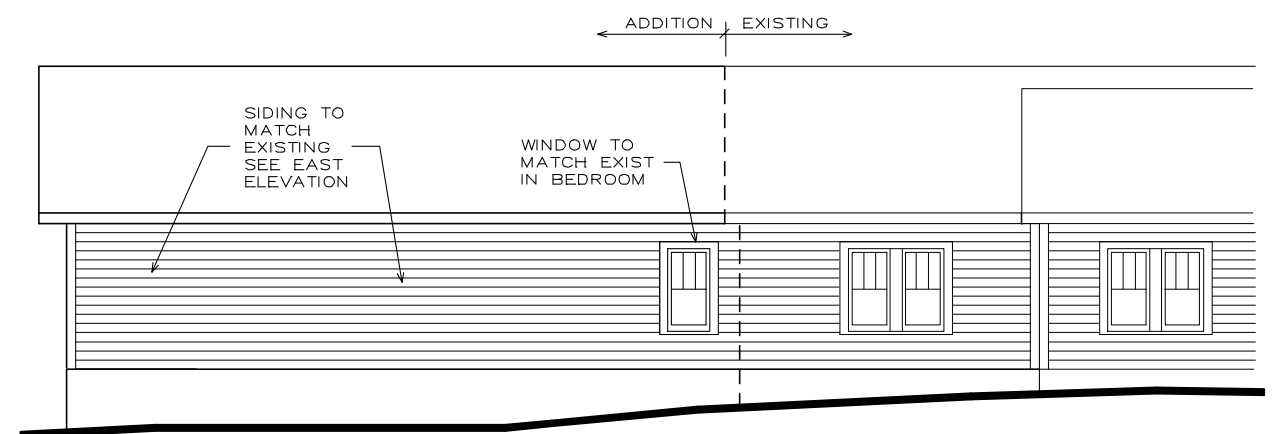
**NEW SOUTH ELEVATION**

1/8" = 1'-0"



**NEW EAST ELEVATION**

1/8" = 1'-0"



**NEW NORTH ELEVATION**

3/32" = 1'-0"

REVISED 09/20/22  
REVISED 09/01/22  
REVISED 09/29/21

RESIDENCE ADDITION FOR GARY GRAVES CARTERSVILLE, GA	21109 <b>A3.1R</b>
BUILDING ELEVATIONS	09/24/21



CASSVILLE ROAD VIEW



AUBREY STREET VIEW



REAR VIEW

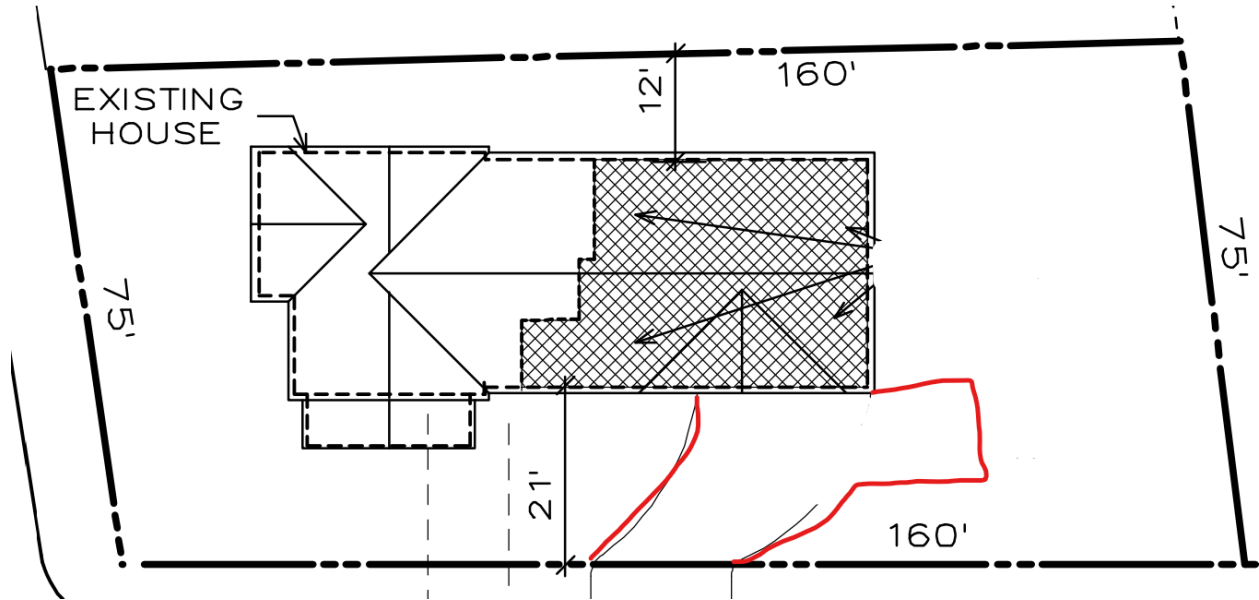


BACK CORNER VIEW

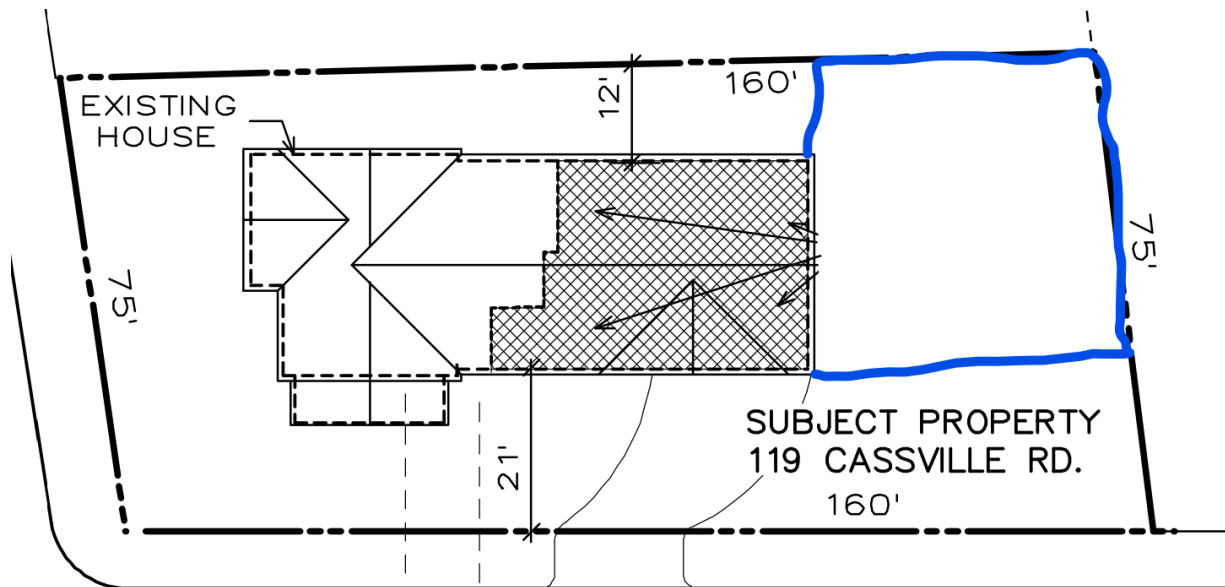
REVISED 09/01/22  
REVISED 09/29/21

RESIDENCE ADDITION FOR GARY GRAVES CARTERSVILLE, GA	21109 <b>AT1.1</b>
REFERENCE PHOTOGRAPHS	09/24/21

**A: NOT ON ORIGINAL DRAWING BUT MAY WANT TO ADD ADDITIONAL PARKING SPACE TO THE DRIVEWAY**






**B: POTENTIAL PRIVACY FENCE AREA**



A. In all zoning districts:

1. No fence or wall shall constitute an obstruction to the vision for or create a hazard to vehicular traffic.
2. No fence or wall, including retaining walls, shall be constructed of exposed concrete block, tires, junk or other discarded materials.
3. The fencing standards as stated in this section shall not apply to fencing for detention ponds.
4. The wall standards as stated in this section shall not apply to retaining walls approved by the plan review process for planned developments.

B. In all residential and commercial zoning districts:

-  1. Any fence or wall which extends into the front yard shall be ornamental or decorative, and shall not be opaque. Any such fence or wall may be constructed of brick, stone, wood, wrought iron, split rail, or other decorative material as approved by the zoning administrator.
-  2. Fences and walls shall not exceed four (4) feet in height in a front yard and shall not exceed eight (8) feet in height in a side or rear yard.
3. Chain-link fencing material may be used in the front yard with prior approval of a variance by the board of zoning appeals. No variance is required if chain link fencing material is used in a side or rear yard.
-  4. For a corner lot or double frontage lot, a screening or opaque fence may be installed to the rear of the principal structure at a maximum of eight (8) feet in height provided that the fence shall be located behind the required front yard setback and shall not be located adjacent to or abutting a collector or arterial street.
5. Razor wire (ribbon) shall be prohibited.

C. In all industrial zoning districts:

1. Fences or walls shall not exceed (8) feet in height in front, side and rear yards.

(Ord. No. 20-21, § 1, 4-1-2021)



## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	October 18th, 2022
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP22-09. REV-1. 341 W. Cherokee Ave. Applicants: Colt Kelly & Stephanie Gargiula
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	COP request for revisions to the exterior siding, bricks, and front porches.
<b>LEGAL:</b>	N/A





**City of Cartersville Historic Preservation Commission  
COP Application Staff Report**

Case: COP 22-09 REV 1

**HPC Meeting – 10.18.22**

**Application Information**

Address: 341 W. Cherokee Ave.  
 Applicant: Michelle Everett  
 Historic District: Cherokee-Cassville  
 Zoning: R-20  
 Setbacks: Front= 20ft. Rear= 20. Side= 10ft.

**Project Summary:** Add upper & lower porches. Add hardiplank siding. Paint mismatched brick.

**Applicable Guidelines to Consider**

<b>Residential Design Guidelines</b>		
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>		
<input type="checkbox"/>	A. Wood	<input type="checkbox"/> K. Utilities and Energy Retrofit
<input type="checkbox"/>	B. Masonry	<input type="checkbox"/> L. Accessibility, Health, and Safety Considerations
<input type="checkbox"/>	C. Architectural Metals	<input checked="" type="checkbox"/> M. Additions to Historic Buildings
<input type="checkbox"/>	D. Paint	<input type="checkbox"/> N. Aesthetic Recommendations
<input type="checkbox"/>	E. Roofs	
<input checked="" type="checkbox"/>	F. Exterior Walls	PART TWO: New Construction
<input type="checkbox"/>	G. Driveways, Walkways, and Off-Street Parking	
<input type="checkbox"/>	H. Lighting	PART THREE: Relocation
<input type="checkbox"/>	I. Windows and Doors	
<input checked="" type="checkbox"/>	J. Entrances, Porches and Balconies	PART FOUR: Demolition
<input type="checkbox"/>		
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>		
<input type="checkbox"/>	PART ONE: General Guidelines for Structures Contributing to the District.	
<input type="checkbox"/>	PART TWO: Guidelines for New Construction –	

**The following scopes of work are proposed:**

1. Replace 2<sup>nd</sup> floor new addition, center window with a door to front porch/ deck.
2. Add upper porch/ deck in front of new addition.
3. Add lower porch/ deck left of front door.
4. Deck structure to be PT lumber.
5. Decking to be composite material (Trex).
6. Spindles to 0.5in. decorative metal.
7. Add hardiplank shaker shingles as shown on plans. (Replaces Board & Batten).
8. Add hardiplank lap siding as shown on plans. (Replaces Board & Batten)
9. Paint brick;

**History of the Property-**

No GHRS for this property. The tax assessor shows the property constructed c. 1958. The property is historic, contributing.

COP22-09. Various extensive modifications to house. Add 2<sup>nd</sup> floor. Approved 3-15-22

**Analysis of the COP:**

The original house type is Ranch House. The original house style is mid-century modern.

See sketches provided.

Applicants appeared before HPC at the September meeting to discuss revisions to previously approved plans. This application addresses those revised plans.

The original plans replaced the wood board and batten with Hardi Board & Batten. The new revision keeps the Hardi material but substitutes for Shaker shingles in places with the majority exterior being lap siding.

A second level porch has been added for the new 2<sup>nd</sup> floor addition. A center window with the 2<sup>nd</sup> floor addition has been replaced with a door to access the porch. No access to the lower porch/ deck is planned.

A ground level porch/ deck is planned to the left of the front door and will extend to the end of the house. The porches/ decks will be primarily constructed of PT limber. Decorative metal spindles are planned.

Two different styles and color modulations of brick exist for the chimney and left side of the house. New brick is being added to the right side of the garage area after the original brick was removed to repair rotted wood. The applicant would likely prefer to paint the (3) styles and color of brick to have a uniform look. Clarification is needed.

The revisions are extensive in nature and will deviate from the original ideas presented in March. Other ranch house modifications reviewed by the HPC have also been extensive. Similar siding revisions have been implemented on other homes and are commonly found. Second floor additions are unique, but structures with two floors are not unique.

It is unique to find double porches/ decks in the district, but the scale of this addition seems appropriate and the materials are commonly used in the district.

Painted brick may be an issue for homes constructed before the 1950s, but the hardened brick and Portland cement used during and after the 1950s, may be a suitable candidate for painting with the newer mineral paints that allow moisture and air transfer. The Commission will need decide if this an appropriate solution for dealing with a mix of brick styles and color.

### Commissioners Work Sheet

#### Materials:

	Existing Materials	Materials to be Used
Roof		
Siding	Wood	Fiber cement
Windows		
Doors		Unknown (2 <sup>nd</sup> fl).
Exterior Lighting		
Foundation	.	---
Decking		Composite/ Trex
Steps		
Porches	NA	Wood/ metal
Ornamentation		

#### Hardscaping

Walkway:  
Drives:  
Fencing:  
Lighting:

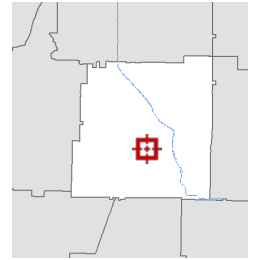
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#### Notes:

I move to (approve, approve w/ conditions, or deny) the application for (state proposed changes) at (address) (as submitted, or with the following conditions). I find (compliance or noncompliance) with the guidelines referenced in the staff report and those brought up during discussion.



**Overview**



**Legend**

-  Parcels
-  Roads
- Flood Hazard Area**
-  Bartow Regulatory
-  FEMA

<b>Parcel ID</b>	C014-0004-007	<b>Alternate ID</b>	33624	<b>Owner Address</b>	GARGIULO JOSEPH C
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		PO BOX 33623
<b>Property Address</b>	341 W CHEROKEE AVE	<b>Acreeage</b>	0.7		DECATUR, GA 30033
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL452 LD4 lots 25-32 QUILLIAN SUB				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/1/2022  
 Last Data Uploaded: 2/28/2022 9:56:11 PM

Developed by  Schneider  
 GEOSPATIAL



# Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: Colt Kelley & Stephanie Gargiulo

Project Address: 341 W Cherokee Ave

Mailing Address (if different than project address):  
341 W Cherokee Ave

Phone: 706-266-7431

Email: justincoltkelley@gmail.com, stephanie@psalterco.com

\*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

## PROCEDURE

### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

### Application Deadlines

See 3rd page of application for application submittal deadlines.

### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. **Building permits will not be issued without proof of a COP.**

### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

### Office Use Only

Case Number	<u>COP22-09 REV1</u>
Date Received	<u>10-10-22</u>
Contributing	<u>Y-c.1958</u>
Zoning	<u>R-20</u>
Legal Advertisement	<u>10-11-22</u>
Notified Adjacent	_____
HPC Hearing	<u>10-18-22</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C014-0004-007</u>

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Existing Building Type:

- Residential One, Two or Multi-family \_\_\_\_\_
- Commercial Garage, Storage \_\_\_\_\_
- Other \_\_\_\_\_

Brief Project Description (example: addition of sunroom, installation of fence):  
\_\_\_\_\_

Type of Project (Check all that apply):

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other \_\_\_\_\_

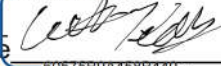
Start Date: 10/20/2022

Anticipated Completion: N/A

Contractor/Consultant/Architect: Mark Pope

## AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Signed by:   
Date 10/10/2022 | 4:09 PM EDT

**APPLICATION CHECKLIST**

The following list includes the support material necessary for review of a particular project.

**New Buildings and New Additions**

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

**Major Restoration, Rehabilitation, or Remodeling**

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

**Minor Exterior Changes**

- description of proposed changes
- description of construction materials
- photographs of existing building

**Site Changes – Parking areas, Drives, Walks**

- site plan or sketch of site
- description of construction materials
- photographs of site

**Site Changes – Fences, Walls, Systems**

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

**Site Changes – Signs**

- specifications
- description of construction materials and illumination

**Demolition**

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

**NOTE:** Only complete applications will be placed on the agenda for design review. Submit to:

**City of Cartersville**  
 Planning and Development Department  
 P.O. Box 1390  
 Cartersville, GA 30120

**PROJECT DESCRIPTION**

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description.

[Example: (1) Addition to rear (2) New roof]

1) Bottom porch on the front of the house shall

start at the front door and continue to the end of the left side of the house.

2) Instead of a porch cover, there will be a deck accessible through the inside of the second floor.

3) Porch and deck material will be trex. Support material will be treated lumber and 6x6 posts.

4) Per email dtd 10/10, potential for painted brick due to inconsistent brick colors and desire to match existing brick with new brick.

**PRECEDENCE OF DECISIONS**

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.

**David Hardegree**

---

**From:** Colt Kelley <justincoltkelley@gmail.com>  
**Sent:** Monday, October 10, 2022 3:10 PM  
**To:** David Hardegree; Mark Pope; stephanie Gargiulo; stephanie Gargiulo  
**Subject:** Re: [EXTERNAL] Re: Colt Kelley-341 W Cherokee Ave re-presenting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION!** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Sender:** [justincoltkelley@gmail.com](mailto:justincoltkelley@gmail.com)

Sounds good.

Also, while treating the rotten wood around the garage where we had to take down some brick, we actually found out the house was actually made with different kinds/colors of brick. The right side of the house (garage and around the back of the house) are built with red brick, while the left side (the bedroom side) is built with some tan and pink bricks.

We aim to make the entire house uniform, including the chimney that also needs repair, if that is ok. We had thought about a white sanded brick. Otherwise we could paint the brick. You're welcome to come by and take a look if needed.

On Mon, Oct 10, 2022 at 2:27 PM David Hardegree <[dhardegree@cityofcartersville.org](mailto:dhardegree@cityofcartersville.org)> wrote:

I need the revised application from you.

---

**From:** Colt Kelley <[justincoltkelley@gmail.com](mailto:justincoltkelley@gmail.com)>  
**Sent:** Monday, October 10, 2022 2:01 PM  
**To:** David Hardegree <[dhardegree@cityofcartersville.org](mailto:dhardegree@cityofcartersville.org)>  
**Cc:** Mark Pope <[markpope@bellsouth.net](mailto:markpope@bellsouth.net)>; stephanie Gargiulo <[stephaniengargiulo@gmail.com](mailto:stephaniengargiulo@gmail.com)>; stephanie Gargiulo <[stephanie@psalterco.com](mailto:stephanie@psalterco.com)>  
**Subject:** Re: [EXTERNAL] Re: Colt Kelley-[341 W Cherokee Ave](#) re-presenting

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**Sender:** [justincoltkelley@gmail.com](mailto:justincoltkelley@gmail.com)

Thank you so much for your help David. Please let us know if you need anything else.



So I guess we just wait for their approval?

On Mon, Oct 10, 2022 at 1:09 PM David Hardegree <[dhardegree@cityofcartersville.org](mailto:dhardegree@cityofcartersville.org)> wrote:

I added the spindle information to the PPT slides and sent that to the HPC to review and comment via email. Please submit a revised application with the revisions for the siding and porches. See attached.

- Porch framing material to be PT wood.
- Decking material to be Trex composite material.
- Spindles to be 0.5in. metal in width with 2 prong design. Height= 46" or as required by building code.
- Siding, lap and shake, as labelled on the diagram.
- After the attached markups were submitted, a door has been installed in the location of the proposed center window on the 2<sup>nd</sup> fl. to provide access to the upper deck.

I'll add the revised [application](#) to the HPC agenda.

David

---

From: stephanie Gargiulo <[stephaniengargiulo@gmail.com](mailto:stephaniengargiulo@gmail.com)>

Sent: Friday, October 7, 2022 10:32 AM

To: Colt Kelley <[justincoltkelley@gmail.com](mailto:justincoltkelley@gmail.com)>

Cc: David Hardegree <[dhardegree@cityofcartersville.org](mailto:dhardegree@cityofcartersville.org)>; Mark Pope <[markpope@bellsouth.net](mailto:markpope@bellsouth.net)>; stephanie Gargiulo <[stephanie@psalterco.com](mailto:stephanie@psalterco.com)>

Subject: [EXTERNAL] Re: Colt Kelley-[341 W Cherokee Ave](#) re-presenting

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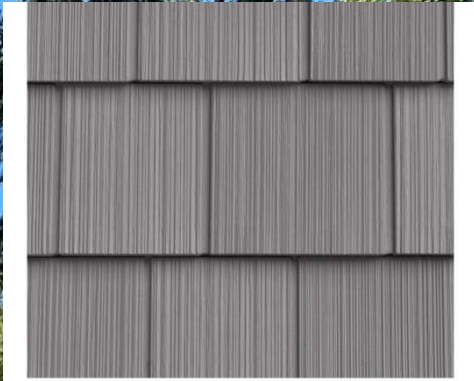
Sender: [stephaniengargiulo@gmail.com](mailto:stephaniengargiulo@gmail.com)

---

Hey David, just following back up on my email and colts call from Wednesday.

Hoping to update it and get it emailed to the historic society to vote. I know everyone agreed to voting online so we won't be delayed with everything.

Red indicates where Hardie Shaker Shingle Locations. The style desired is to the top right.



The other side of the wall as well, just like the red square to the right upstairs wall..

The blue (—) indicates the Hardie plank lap siding, which will cover the rest of the house, and around the back as well. No brick will be covered by shake shingles or lap siding.

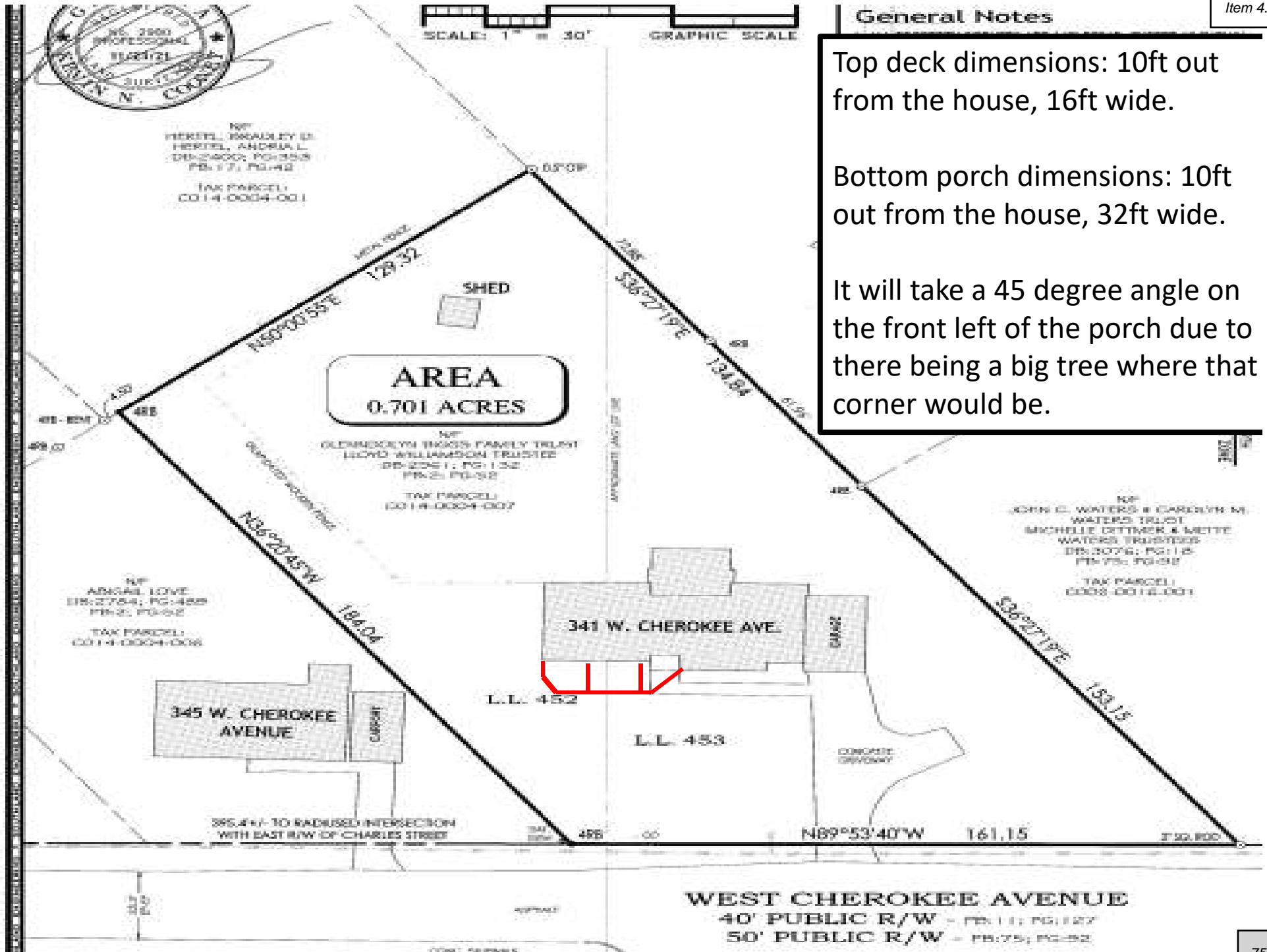


General Notes

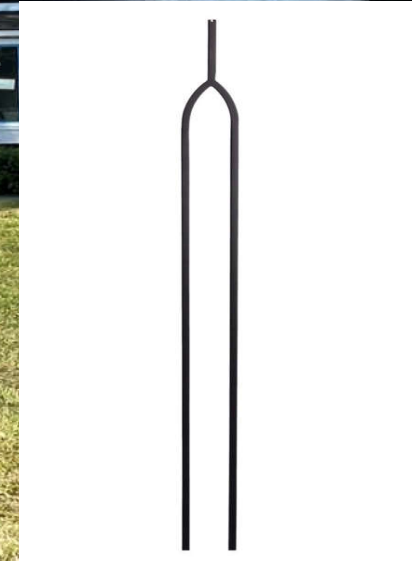
Top deck dimensions: 10ft out from the house, 16ft wide.

Bottom porch dimensions: 10ft out from the house, 32ft wide.

It will take a 45 degree angle on the front left of the porch due to there being a big tree where that corner would be.

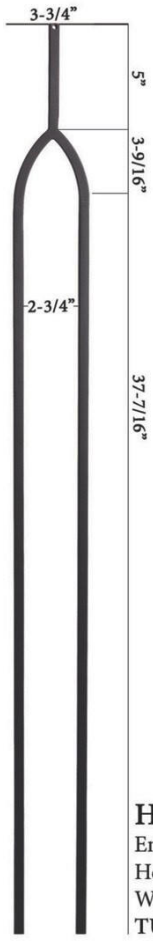


The porch and deck will both be trex decking as shown in the picture to the right.  
Porch railing will be similar, if not the same as the picture in the bottom right









**HF16.6.10**  
Ends : 1/2" Sq.  
Height: 46"  
Wt. 3 lbs.  
TUBULAR

UPSTAIRS PORCH 10 FT DEEP | 110 FEET LONG  
- WROUGHT IRON BALUSTER 1/2" SQUARE - 1/2" STOF - 46" HEIGHT  
BLACK













## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	October 18, 2022
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP22-14 REV1. 5 S. Public Sq. Applicant: Justin Earl
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<p>Replace pink vitrolite panels with aluminum panel across front of building for new wall sign.</p> <p>Replace black vitrolite and plastic panels with spandrel glass on front of building entrance.</p> <p>Review of proposed projecting sign.</p>
<b>LEGAL:</b>	N/A



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 22-14 REV-1

**HPC Meeting – 10-18-22**

**Application Information**

Address: 5 S. Public Square  
 Applicant: Justin Earl  
 Historic District: DBD  
 Zoning: DBD  
 Setbacks: Front= oft. Rear= oft. Side= oft.

**Brief Description:** *Remove and replace vitrolite and/ or plastic panels on front of building. Review projecting sign.*

**Applicable Guidelines to Consider**

<b>Residential Design Guidelines</b>	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
A. Wood	K. Utilities and Energy Retrofit
B. Masonry	L. Accessibility, Health, and Safety Considerations
C. Architectural Metals	M. Additions to Historic Buildings
D. Paint	N. Aesthetic Recommendations
E. Roofs	
F. Exterior Walls	PART TWO: New Construction
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation
I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
<b>X</b>	PART ONE: General Guidelines for Structures Contributing to the District.
	PART TWO: Guidelines for New Construction –

**The following scope of work is proposed:**

- 1) *Remove pink vitrolite panels across front of building and replace with an aluminum panel for a new wall sign.*
- 2) *Remove broken black vitrolite and plastic panels across front of building and replace with black spandrel glass panels.*
- 3) *Review proposed projecting sign for appropriateness. Potential variance needed.*

**History of the Property-** Bartow County Tax assessor's records state the structure was built in 1920. GHRS states the structure was constructed 1900-1909.

COP20-14: Remove glass and metal doors along Cherokee Ave. Remove awnings. Add new brick. Approved 7-19-22.

COP20-15: Remove door. Add commercial glass door. Add exhaust ductwork to exterior. Approved 5-19-2020.

COP07-16: Add sign lighting. Approved 6-19-07

**Analysis of the COP REV-1:****Vitrolite and Plastic Panel Replacement**

The applicant has researched availability of replacement vitrolite glass panels and has determined that there is no equivalent replacement panels available. Vitrolite panels have not been produced since the 1950s. A brief history has been provided in the application.

The applicant proposes replacing the pink vitrolite and/ or plastic panels across the front with aluminum panel to be painted pick. This will be used as back ground for a new wall sign. Sketches enclosed.

For the remaining broken black vitrolite or plastic panels, the applicant is proposing spandrel glass as an alternative. Spandrel glass has a colored backing or paint layer that presents the glass as a certain color whereas Vitrolite is true colored glass (color added throughout during manufacturing). Spandrel glass is commonly used in mid and high rise glass buildings and is commonly used to hide the transition between floors where conduit, utilities and ductwork may be visible from the outside. Keeping with the colors introduced by Belk in the 1940s, black spandrel glass is proposed where the black panels currently exist.

Given the availability of used vitrolite panels for replacement, the alternatives presented by the applicant seem reasonable. The use of spandrel glass is probably as close to an appropriate alternative to vitrolite that one can have.

**Projecting Sign**

There is an existing bracket on the front corner of the building at Cherokee Ave. approx. 15ft above the sidewalk. The applicant proposes hanging an antique bicycle on the bracket as a projecting sign for the business. Dimensions of the bike are unknown at the time of preparing the case file, but per the pictures presented the bike appears to be approx. 3ft x 4ft. The ordinance allows projecting signs to be approx. 2’x 3’ or 6sf.

If a variance is needed for the sign, then HPC approval is also needed for the proposed sign.

The proposed sign is also being reviewed by CES due to the close proximity to the utility pole and power lines, and that the bike is metal.

**Commissioners Work Sheet**

**Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Pink Vitrolite	Glass/ plastic	Aluminum
Black Vitrolite	Glass/ Plastic	Spandrel glass
Doors		
Exterior Lighting		
Foundation		
Decking		
Steps		
Porches		
Ornamentation		

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**Notes:**

I move to (approve, approve w/ conditions, or deny) the application for (state proposed changes) at (address) (as submitted, or with the following conditions). I find (compliance or noncompliance) with the guidelines referenced in the staff report and those brought up during discussion.



# Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

## PROCEDURE

### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

### Application Deadlines

See 3rd page of application for application submittal deadlines.

### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. Building permits will not be issued without proof of a COP.

### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

### Office Use Only

Case Number	22-14	REV 1
Date Received	9-20-22	
Contributing	Y - C1920	
Zoning	DBD	
Legal Advertisement		
Notified Adjacent	10-11-22	
HPC Hearing	10-18-22	
HPC Decision		
COP Expiration		
Project Completion		
Tax Parcel	C001 - 0011 - 019	

\*Applicant: Starpower, Inc (Justin Earl / Cartersville Bicycle)

Project Address: 5 S Public Sq, Cartersville, GA 30120

Mailing Address (if different than project address):  
\_\_\_\_\_

Phone: 770-363-0685

Email: justin@porkchopbmx.com

\*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

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### Existing Building Type:

- Residential One, Two or Multi-family  
Garage, Storage
- Commercial
- Other \_\_\_\_\_

Brief Project Description (example: addition of sunroom, installation of fence)

Alteration of Vitrolite facade

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### Type of Project (check all that apply)

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other \_\_\_\_\_

Start Date: ASAP

Anticipated Completion ASAP

Contractor/Consultant/Architect: Tim Gilstrap, New Beginning Signs  
Greg Jenkins, Riverside Glass

### AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date 09-18-22

Signature



### APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

#### New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

#### Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

#### Minor Exterior Changes

- description of proposed changes
- description of construction materials
- photographs of existing building

#### Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
- description of construction materials
- photographs of site

#### Site Changes – Fences, Walls, Systems

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

#### Site Changes – Signs

- specifications
- description of construction materials and illumination

#### Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

**NOTE:** Only complete applications will be placed on the agenda for design review. Submit to:

**City of Cartersville**  
 Planning and Development Department  
 P.O. Box 1390  
 Cartersville, GA 30120

### PROJECT DESCRIPTION

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

This is an addendum to case # COP 22-14 - the facade of the building was updated in the mid-1940's by Belk when they brick infilled between the columns, added the display window arcade and added black and pink Vitrolite.

Unfortunately Vitrolite has not been manufactured since 1958 and the only Vitrolite salvage company I have found has just a few small pieces of the pink material (too small to fill in the missing/broken pieces on my facade).

1. I am proposing removing all of the remaining pink Vitrolite in the large rectangle on the front of the building and having an aluminum panel constructed by New Beginning Signs that would fully replace that section, painted to match the smaller pink Vitrolite sections that would remain. My sign would then be attached to this.

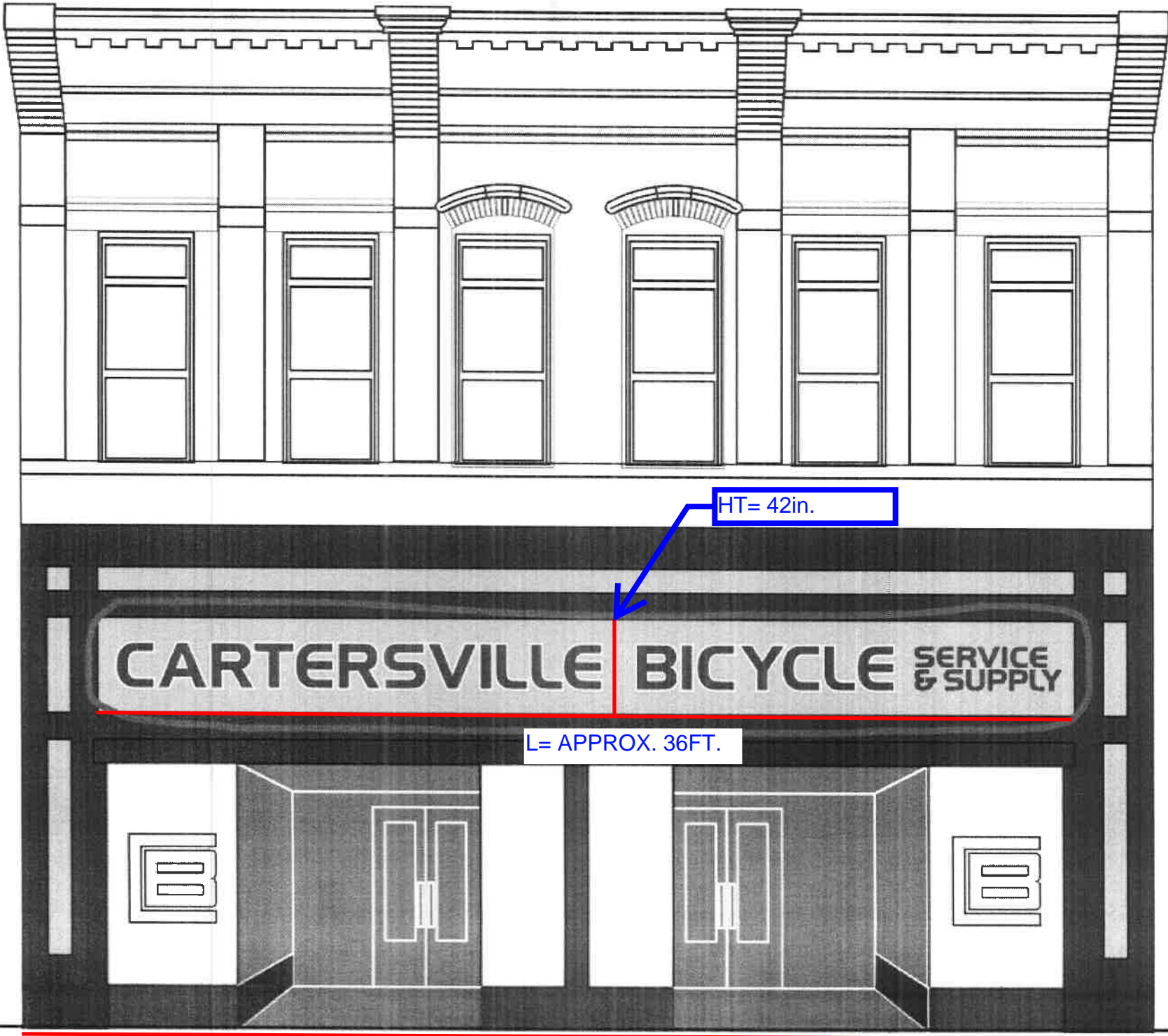
2. The majority of the black Vitrolite does not exist and has been replaced with HDPE plastic panels. The panels are warped and need to be replaced. The only salvage black Vitrolite panels I can source are heavily scratched. The solution is using black spandrel glass which is painted on the back surface of clear glass (not pigmented throughout the entire thickness of the glass as with Vitrolite).

Side by side, the spandrel glass is indistinguishable from the Vitrolite and would restore the facade to as close to original as possible, especially in the arcade area which is the most obvious to visitors. It would also allow for relatively inexpensive future repairs.

3. Add bicycle projecting sign. Potential variance.

### PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.



Total L= APPROX. 42FT.



**David Hardegree**

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**From:** Justin Earl <justin@porkchopbmx.com>  
**Sent:** Wednesday, October 5, 2022 12:58 PM  
**To:** David Hardegree  
**Subject:** [EXTERNAL] Hanging bike  
**Attachments:** PXL\_20221005\_163837310.jpg; PXL\_20221005\_163845307.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION!** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Sender:** [justin@porkchopbmx.com](mailto:justin@porkchopbmx.com)

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Hi David

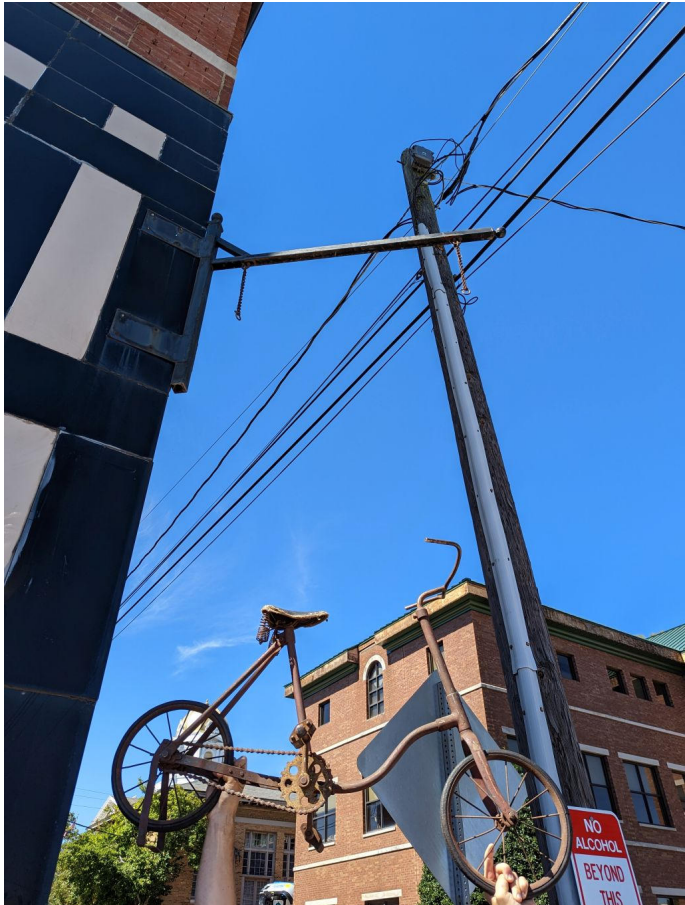
See attached pictures of the " sidewalk bike" I am proposing hanging from the mount outside the shop.

I think the size is good and is the right sort of generic bike shape that I think will look right.

Can this be added to the application?

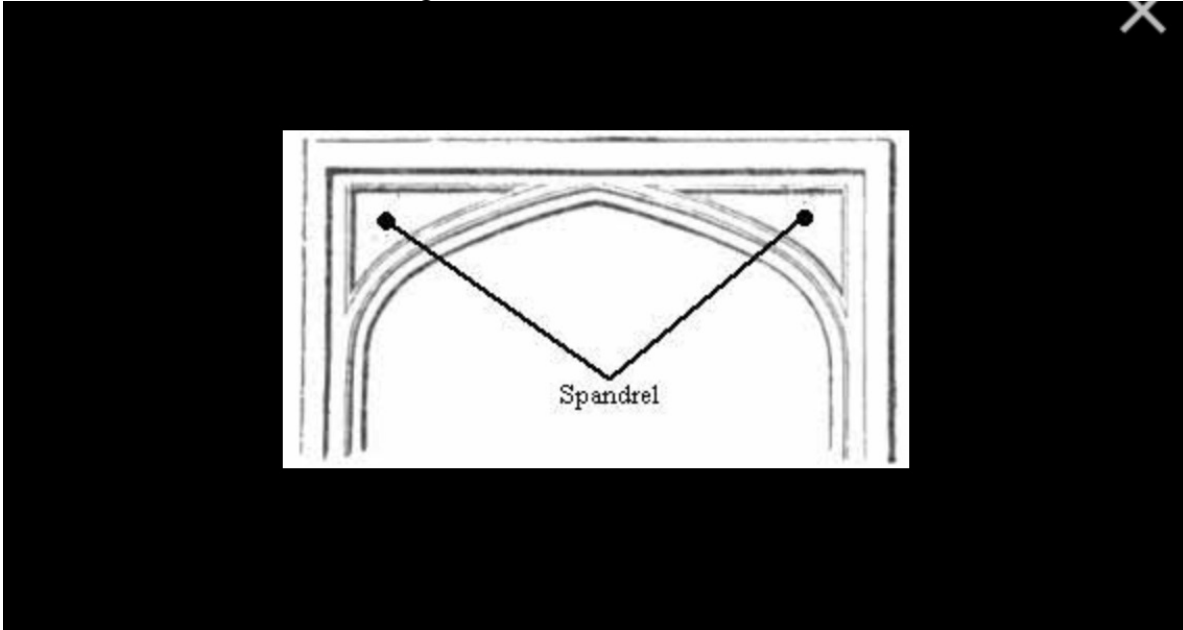
Thanks!

Justin

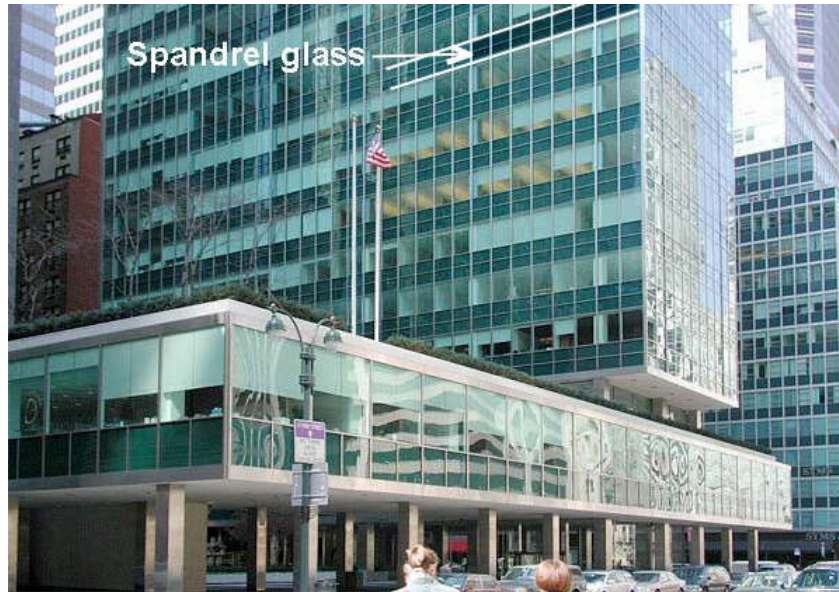


## ARCHITECTURAL TERMS "SPANDREL". (MORE THAN JUST SPANDREL GLASS!)

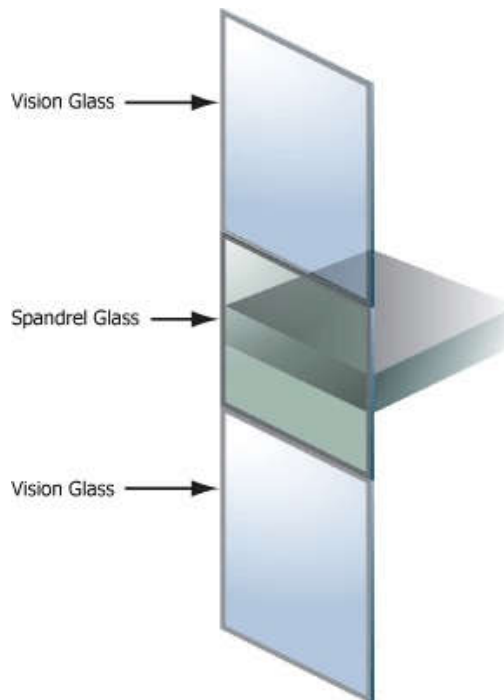
A **spandrel**, less often **spandril** or **splaundrel**, is the space between two [arches](#) or between an arch and a rectangular enclosure.



There are four or five accepted and [cognate](#) meanings of *spandrel* in [architectural](#) and [art history](#), mostly relating to the space between a curved figure and a rectangular boundary - such as the space between the curve of an arch and a rectilinear bounding moulding, or the wallspace bounded by adjacent arches in an arcade and the stringcourse or moulding above them, or the space between the central medallion of a carpet and its rectangular corners, or the space between the circular face of a clock and the corners of the square revealed by its hood. Also included is the space under a flight of [stairs](#), if it is not occupied by another flight of stairs. This is a common location to find storage space in residential structures.



In a building with more than one floor, the term spandrel is also used to indicate the space between the top of the window in one story and the sill of the window in the story above. The term is typically employed when there is a sculpted panel or other decorative element in this space, or when the space between the windows is filled with opaque or translucent glass, in this case called *spandrel glass*. In concrete or steel construction, an exterior beam extending from column to column usually carrying an exterior wall load is known as a **spandrel beam**.<sup>[1]</sup>



Source: <http://www.cmswillowbrook.com/constructorknowledge/2015/2/27/architectural-terms-spandrel-more-than-just-spandrel-glass>.

**Spandrel Glass Examples:**





## IS BACK PAINTED GLASS A GOOD ALTERNATIVE FOR CERAMIC FRIT GLASS IN A SPANDREL APPLICATION?

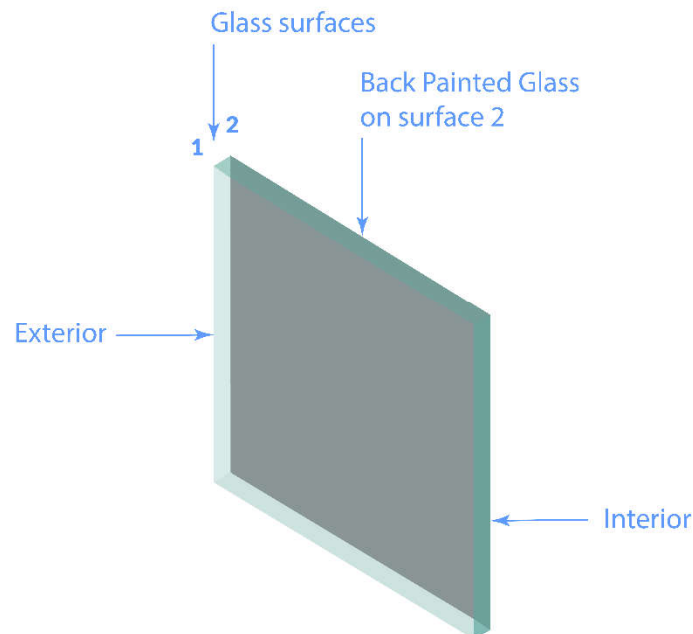
In this article we explore the benefits and limitations of Back Painted Glass and Ceramic Frit Glass used in an architectural spandrel application.

### What is Back Painted Glass?

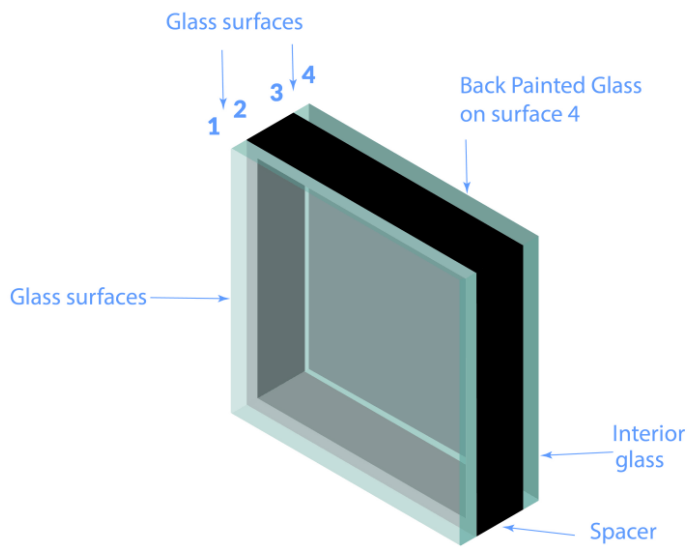
Back Painted Glass is any translucency of glass that has been painted on surface 2 on a single piece of spandrel glass or surface 4 of laminated or a sealed unit or back side of the glass. The viewing surface is surface one.

Creating Back Painted Glass is done using traditional solvent based or solvent borne coatings or alternatively water based coatings, also know as water borne glass coatings.

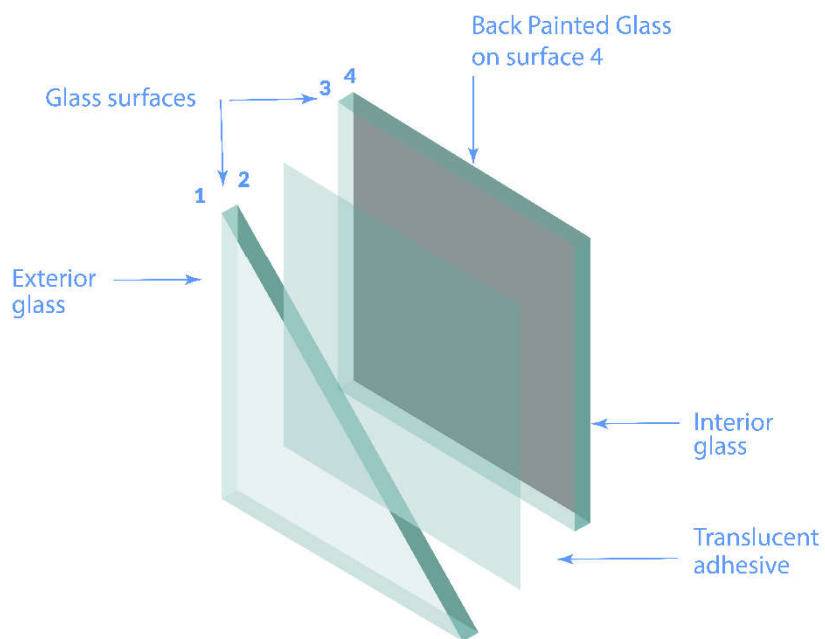
### SPANDREL GLASS



### SPANDEL INSULATED GLASS UNIT



### LAMINATED



In spandrel applications the painted coating must have a high level of opacity so that the spandrel area is not visible from surface one. The area behind the back painted glass must be void of light.

### What is Ceramic Frit Glass?

Ceramic Frit Glass is created by fusing a ceramic coloured enamel composition uniformly applied to a glass surface using temperatures of 950 to 1,100°C.

Ceramic Frit Glass is not to be confused with Frit Glass which is permeable to liquid or gas. Frit glass is used in laboratory applications as filters, spargers or scrubbers.

### Where is Spandrel Glass used?

Spandrel glass is typically used to hide an area of a building that connects curtain walls or window walls to the building structure.

### What are the Benefits and Limitations of using Back Painted Glass in Spandrel Applications?

- Back painted glass products does not require expensive equipment to apply to glass. A low cost HVLP spray gun is very effective for low to medium volume back painting production.
  - The painted coating has very high adhesion characteristics to glazing sealants. The coating does not need to be removed or tapped off before installation of the spandrel glass which is a huge labor savings. However, OPACI-COAT-300 must have the coating removed or void around the spacer bar edge of a single unit or the contact edge of a single lite as the OPACI-COAT-300 is not compatible with most glazing sealants.
  - The coating is easily applied to the surface of the glass on Tempered or Laminated glass. In fact our HC water based coating can be applied to surface 3 of a laminated sheet before the glass is laminated.
  - Our HC water based coating does not weaken the glass when cured (unlike the ceramic frit fusing process which can weaken the glass by 30%).
  - GPT's HC water based coating does not require expensive tempering equipment as it can ambient cure (unlike the ceramic frit fusing process)
- GPT's HC water based coating will provide an even opaque finish when applied correctly. (unlike ceramic frit as outlined by Multiver Ltd " Ceramic frit spandrel glass does not look perfectly even when exposed to light sources passing through both sides of the glass. For this reason, this product must always be placed in front of an opaque panel (like a wall cladding application) and not vision glass."
- Glass can be fabricated after painting unlike ceramic frit glass as it must be cut, shaped, polished and any holes drilled before ceramic frit is applied.
  - There is no limit to glass thickness with GPT's coatings and no limit to the number of Custom Colors available which makes GPT's coatings ideal for any decorative glass application.

### What are the Benefits and Limitations of using Ceramic Frit Glass Panels in Spandrel Glass Applications?

- Ceramic Enamel Frit coated glass can be created on existing tempering production lines.
  - Colors have almost no risk of delamination or cracking due to the fusion of the colored enamels and glass under high heat.
- Ceramic frit is non toxic and non-combustible.  
 "Multiver ceramic frit paint is as strong as glass because they were fused together. There is no risk of scratching the ceramic frit coating during its manufacture, transportation, handling and

installation.”

– Ceramic frit glass can be created with digitally printed patterns then fritted and is often used when bird safe glass is required in Vision Areas.

Ceramic frit glass used as vision panels to control or limit the amount of natural light entering a building which makes the interior environment more comfortable for building occupants.

*Source: <https://www.gptglasspaint.com/is-back-painted-glass-a-good-alternative-for-ceramic-frit-glass-in-a-spandrel-application/>*



## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	October 18, 2022
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP22-18. 122 Cassville Rd. Applicant: Lisa Ellis
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Owner/ applicant wishes to install a prefabricated, 16ft x 16ft. storage shed in the rear yard. Storage shed is 256sf. All zoning requirements can be met. The structure is too large to approve administratively.
<b>LEGAL:</b>	N/A



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP22-18

**HPC Meeting – 10.18.2022**

**Application Information**

Address: 122 Cassville Rd  
 Applicant: Lisa Ellis  
 Historic District: Cherokee Cassville  
 Zoning: R20  
 Setbacks: Front= 20ft. Side= 10ft. Accessory structure setback is 5ft.

**Brief Description:** Add 16’x16’ accessory structure to rear yard.

**Applicable Guidelines to Consider**

<b>Residential Design Guidelines</b>	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
A. Wood	K. Utilities and Energy Retrofit
B. Masonry	L. Accessibility, Health, and Safety Considerations
C. Architectural Metals	M. Additions to Historic Buildings
D. Paint	N. Aesthetic Recommendations
E. Roofs	
F. Exterior Walls	<input checked="" type="checkbox"/> PART TWO: New Construction
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation
I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction –	

**Project Description:**

1. Add 16ft x 16ft. x 15ft-6”, accessory structure to rear yard for storage.

**History of the Property-** No GHRS on file. Tax records show house was built in 1960.

No Previous COPs on file.

**Analysis of the COP:**

The house is historic, contributing.  
 Type: Ranch. Style: Mid-century Modern.

The applicant proposes a 16’ x 16’, 256sf, prefabricated wood, storage shed for placement in the rear yard. The structure is too large by area to approve administratively (200sf). The structure will likely have limited, if any, visibility from Cassville Rd. The required 5ft setback can be met.

The structure will have (2) windows and (1) door.

Heated area of house is 1258sf. Shed is less than 50% of the house sf.

No negative impact is anticipated.

**Commissioners Work Sheet**

**Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	Cedar, 3 tab	
Siding	Wood	
Windows	PVC/ Aluminum	
Doors	Wood	
Exterior Lighting		
Foundation		
Decking		
Steps		
Porches		
Ornamentation		

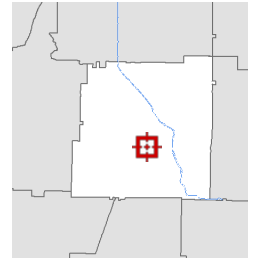
**Notes:**

I move to (approve, approve w/ conditions, or deny) the application for (state proposed changes) at (address) (as submitted, or with the following conditions). I find (compliance or noncompliance) with the guidelines referenced in the staff report and those brought up during discussion.





**Overview**



**Legend**

- Parcels
- Structural Numbers**
- Abandoned or Inactive
- Active
- Proposed
- <all other values>
- Roads

<b>Parcel ID</b>	C013-0007-005	<b>Alternate ID</b>	33582	<b>Owner Address</b>	FREDERICO ANTHONY A &
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		ELLIS LISA D
<b>Property Address</b>	122 CASSVILLE RD	<b>Acreage</b>	1.24		122 CASSVILLE RD
					CARTERSVILLE, GA 30120

**District** Cartersville  
**Brief Tax Description** LL413LD4  
(Note: Not to be used on legal documents)

Date created: 10/12/2022  
 Last Data Uploaded: 10/11/2022 10:26:29 PM

Developed by Schneider  
 GEOSPATIAL



### Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

#### PROCEDURE

##### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

##### Application Deadlines

See 3rd page of application for application submittal deadlines.

##### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

##### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. Building permits will not be issued without proof of a COP.

##### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

Office Use Only	
Case Number	COP 22-18
Date Received	9/29/22
Contributing	Y. C 1960
Zoning	R-20
Legal Advertisement	10/11/22
Notified Adjacent	
HPC Hearing	10/18/22
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	0013-0009-005

\*Applicant: Lisa D. Ellis

Project Address: 122 Cassville Rd. Cartersville, Ga

Mailing Address (if different than project address):  
\_\_\_\_\_

Phone: 678-522-4934

Email: lisad\_ellis@yahoo.com

\*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

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Existing Building Type:

- Residential One, Two or Multi-family \_\_\_\_\_  
Garage, Storage \_\_\_\_\_
- Commercial
- Other \_\_\_\_\_

Brief Project Description (example: addition of sunroom, installation of fence)

16x16 tuff shed

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Type of Project (check all that apply)

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other \_\_\_\_\_

Start Date: 10/22/2022

Anticipated Completion: 10/22/2022

Contractor/Consultant/Architect: Home Depot

#### AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date 9/22/2022 Signature LDE

### APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

#### New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

#### Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
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- description of construction materials
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#### Minor Exterior Changes

- description of proposed changes
- description of construction materials
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#### Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
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- description of construction materials
- photographs of site

#### Site Changes – Signs

- specifications
- description of construction materials and illumination

#### Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

**NOTE:** Only complete applications will be placed on the agenda for design review. Submit to:

**City of Cartersville**  
 Planning and Development Department  
 P.O. Box 1390  
 Cartersville, GA 30120

### PROJECT DESCRIPTION

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description.

[Example: (1) Addition to rear (2) New roof]

16x16 Shed

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### PRECEDENCE OF DECISIONS

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.


**Customer Information**

Lisa Ellis  
 122 Cassville Rd  
 Cartersville, GA 30120  
 lisad\_ellis@yahoo.com

**Shipping Information**

Lisa Ellis  
 122 Cassville Rd  
 Cartersville, GA 30120

Description	Qty	List Price	Discount	Ext Net Price
TB-700 16 x 16	1/Ea	\$8662.00	10.00%	\$7795.80
4' x 6'2" Single Shed Door	1/Ea	\$0.00	\$0.00	\$0.00
3'x2' Insulated Horizontal Sliding Window	2/Ea	\$229.00	\$0.00	\$458.00
Premium Vinyl Window Box - 3 ft wide	2/Ea	\$159.00	\$0.00	\$318.00
Transom Window (16"x8")	3/Ea	\$69.00	\$0.00	\$207.00
House Wrap	617/Sq Ft	\$0.40	\$0.00	\$246.80
Golden Cedar 3 Tab	404/Sq Ft	\$0.00	\$0.00	\$0.00
Overhead Loft	192/Sq Ft	\$5.25	\$0.00	\$1008.00
Leveling 0"-4"	1/Ea	\$0.00	\$0.00	\$0.00
Engineering Fees	256/Sq Ft	\$1.25	\$0.00	\$320.00
Delivery Fee	1/Ea	\$0.00	\$0.00	\$0.00
Fuel Surcharge	1/ea	\$20.00	\$0.00	\$20.00
<b>List Price</b>				<b>\$11239.80 USD</b>
<b>Discount</b>				<b>\$866.20 USD</b>
<b>Subtotal</b>				<b>\$10373.60 USD</b>



**Legend**  
 □ Parcels  
 — Roads

Location

<b>Parcel ID</b>	C013-0007-005	<b>Alternate ID</b>	33582	<b>Owner Address</b>	FREDERICO ANTHONY A & ELLIS LISAD 122 CASSVILLE RD CARTERSVILLE, GA 30120
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		
<b>Property Address</b>	122 CASSVILLE RD	<b>Acreage</b>	1.24		
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL413LD4				

(Note: Not to be used on legal documents)

Date created: 9/28/2022  
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 GEOSPATIAL

8 Ft off Property line