



**CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
MEETING**

Council Chambers, Third Floor of City Hall
Tuesday, November 14, 2023 at 5:30 PM

AGENDA

COMMISSIONERS:

Greg Frisbee – Chair
Brad Galland – Vice Chair
Becky Carr
Larry Gregory
Vandi White
Lisa Ellis
David Elder

CITY PLANNER:

David Hardegree

CITY CLERK:

Julia Drake

DEPUTY CITY CLERK:

Ashley Peters

CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. HPC Meeting Minutes from October 17,2023 meeting.

CERTIFICATE OF PRESERVATION

2. COP23-27. 4 Jones St. Applicant: Steve Erickson

STAFF OR COMMITTEE COMMENTS

The next meeting of the Historic Preservation Commission will be Tuesday, December 19. 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**



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	November 14, 2023
SUBCATEGORY:	HPC Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	HPC Meeting Minutes from October 17,2023 meeting.
DEPARTMENT SUMMARY RECOMMENDATION:	October meeting minutes for review and approval.
LEGAL:	N/A

Historic Preservation Commission Meeting
 10 N. Public Square
 October 17, 2023
 5:30 P.M.

I. Open Meeting

Called to order by Board Member Becky Carr at 5:31 PM.

Present: Larry Gregory, Becky Carr, David Elder, and Lisa Ellis
 Staff Present: David Hardegree, Zack Arnold, Ashley Peters, and Keith Lovell
 Absent: Greg Frisbee, Brad Galland, and Vandi White

1. Approval of Minutes

Board Member Elder made a motion to approve the meeting minutes from September 19, 2023. Board Member Ellis seconded the motion. The motion carried unanimously. Vote:4-0

Certificate of Preservation:

2. COP23-23. 219 S. Bartow

Applicant: Lynn Aycock

David Hardegree, Planning and Development Assistant Director, stated per the original application COP23-23, the intent is to replace all windows at the property.

History of Property- GHRS shows the house was built c. 1900. The tax assessor shows the house was constructed in c.1930. The property is historic, contributing.

Previous work completed under COP12-10. Applicant added a fence along property line. Approved 6/13/12.

House type is Bungalow Side-gable. House style is Craftsman.

The application is to replace the existing wood windows with vinyl windows, Pella 1500 series. The wood windows appear original to the house. All windows have a 4/1 pane configuration with profiled, divided light muntin's. This type of wood-to-vinyl replacement request is typical and other similar projects have been approved previously. Four (4) windows were replaced by the previous owner without HPC review. These windows may not all be replaced at the same time, but an approval allows 18 months for the approved scope of work to be completed indicating the subfloor and support structures are failing.

Project Tasks:

1. Remove (9) wood windows. 4/1 with the 4 upper panes being vertical.

2. Add (9) Pella 150 series, DH, vinyl windows. Same grid pattern as existing, 4/1
3. Window dimensions vary.

Board Member Carr opened the public hearing.

Lynn Aycock, 219 S Bartow, stated the previous owner completed some windows prior and will be replacing the 9 additional windows on her home.

Board Member Ellis asked the applicant once all 9 windows have been replaced, will they all match? Ms. Aycock stated that they will all be the same window minus one that is a smaller decorative window that has historical value in the home.

Board Member Carr asked the applicant if they will have the grid pattern on the inside of the windows on the outside. Ms. Aycock stated that it will be in between the windows.

Board Member Gregory made a motion to approve the application as submitted. Board Member Elder seconded the motion. Motion carried unanimously. Vote: 4-0

3. COP23-24. 126 Cassville Rd.

Applicant: Gabriela Salas

Mr. Hardegree gave an overview of the application, stating that per the original application COP23-24, the intent is to demolish the existing home.

History of Property- This house was constructed in 1906 per the Bartow County Tax records. No GHRS for this location.

The house is historic, contributing. The house type is gabled-wing cottage. The housing style is undetermined. Site visits were performed on 8/7 and 8/15. Photos were included. A rear addition to the house including a deck was made, but no documentation could be found notating the date of the additions. The house needs many exterior and interior repairs. Most notably, a new roof is required, but this may require repairs or modifications to the rafters in addition to decking and shingles. Water damage is evident throughout the house, in the ceiling, on the floors and on the porch. The rear addition to the house is missing much of the roof and flooring and is pulling away from the original house thereby allowing weather and insect intrusion. The original rear walls and floor structure are compromised. The main floor is soft and flexes when walked on indicating the subfloor and support structures are failing. There is a large hole in the floor near the front door. Mold and mildew exist throughout the interior.

The original windows are, generally, intact. The original fireplace mantle and cast-iron features are intact on either side of the central chimney.

Charlie Waits, Building Official, inspected the house approximately Monday, Aug. 28th, and offered that the investment required would greatly surpass the value of the house. The tax record report was included along with a repair estimate. The repair estimate is probably low for the

repair of walls and floors. The chimney stacks appear to have been removed or at least lowered below the roof line. There are many serious issues with the house and the repair estimate that was obtained came to \$109,000. Mr. Hardegree that the tax assessed values have been given to compare the cost of two.

No plans have been presented for replacement or future development. Since the lot is zoned M-U, other development options do exist.

Project Scope:

1. Demolish Existing House; and,
2. Grade, grass and stabilize site.

Board Member Carr opened the public hearing.

Applicant, Gabriela Salas, 155 W Putnam Ferry Rd, to the podium along with Jackie Medina, interpreter provided by the city. Ms. Salas asked for permission to demolish the home.

Mr. Guy Parmenter, 114 Cassville Rd, lives 2-3 doors down from this property. He has no concerns regarding the demo of the property. The only concern he has is that since it is zoned multi-use, he does not want to see apartments or other multi-use property built. He would like to see a single-family house built back in its place.

Board Member Ellis stated that she hates to see a historic home go away and would find it devastating to lose something that is over 100 years old.

Board Member Gregory asked a question regarding if we require a site plan prior to demo. Site plan requirement implies that we would be getting something back in its place. Mr. Hardegree replied stating that we did not need to have a site plan.

Board Member Carr stated further site plans for the site will be brought before the board and voted on.

No motion or vote was given by the board. Keith Lovell, City Attorney, stated that if not vote is received, HPC applications are automatically approved within 45 days of submittal.

4. COP 23-25. 200 Leake St

Applicant: Bartow Family Resource Center

Mr. Hardegree gave an overview of the application, stating per the original application CO 23-25, the intent is to construct a 20'x30' storage shed to rear of building.

History of the property: No GHRS. The tax assessor shows the building was constructed c. 930. The property is historic. No determination on contributing or non-contributing status. No COPS on file.

The application is to add a 20'x30' storage building to the rear of the existing building. This is a corner lot with two front yards and two side yards. The building is proposed in a location that does not require a variance. The 5ft. required setback from the property lines can be met. The structure will be screened from existing properties by existing privacy fences and vegetation. The structure will sit on a concrete slab. Walls will be 8' or 9' in height. Exterior to be board and batten. Roof to be asphalt shingle to match existing building. A double metal door will provide access. See example. Staff are authorized to approve accessory structures up to 200sf.

Project Scope

1. Remove/Relocate Playground
2. Add 20'x 30' accessory structure (storage shed) without windows to rear of building.
3. Add concrete slab.
4. Add board and batten siding. Paint siding.
5. Add (1) set of double metal doors insulated.
6. Add asphalt shingle roof to match existing building.

Board Member Carr opened the public hearing.

Ron Goss, 120 W. Cherokee Ave, stated that this space is going to be used as a storage area. This is the most private location he has on the lot and will have a foundation making it more permanent on the property. Roofing material will match the building. No windows will be added to help deter crime from taking place on the property.

Board Member Elder asked if the structure will be visible from the street? Mr. Goss stated that it will not be visible from the street as the 6ft privacy fence will cover it being in view.

Board Member Gregory asked if the new storage building will back up to the existing building. Mr. Goss stated that it would not. It will be located behind the building.

Board Member Gregory made a motion to approve the application as submitted. Board Member Ellis seconded the motion. Motion carried unanimously. Vote: 4-0.

5. COP23-26 30 W. Main St.

Applicant: Dede Florence

Mr. Hardegree gave a detailed overview of the application stating that per the original application CO 23-26, the intent is to paint unpainted brick, add lighting, and repaint existing sign.

History of the property: Bartow County Tax Assessor's records state the structure was building in c.1900 with effective year built 1900. GHRS state structure was built c.1900.

The structure is Historic, contributing per records at the time the historic district was established. However, based on the c. 1900 picture and building today, a remodel or rebuild occurred after 1900, presumably in 1990 per the tax records. The current front facade may not be historic. The front façade of the building has been changed regarding the style and probable color of the brick and the front wall has been recessed relative to the buildings to it's east, 28 and 26 W. Main St. The front facades of the buildings to the west, 32 and 34 W. Main St, have also been recessed from the c.1900 photo. The applicant proposes to paint the unpainted brick on the front of the structure (Main St side). See Sec. 9.25-52, Downtown Business District Historic District, Part 1 item 9, Exterior Walls, sub item (A): A. Painting, sealing, or applying other types of coatings to unpainted masonry is prohibited without Commission approval. One shall not sandblast exterior surfaces. Use the gentlest means possible to clean exterior materials. When repointing brick or other masonry walls, one shall use a historic mortar mix (softer than modern mixes), matching the original mortar joints. The commission may grant a variance to permit the painting of unpainted brick per Ord. Sec. 9.25-34 (k), Undue Hardship. No determination has been made as to the true age of the brick. It may be 1990 brick. The applicant is proposing a whitewash technique. No maintenance of the brick or mortar is proposed. No low-pressure wash of the brick façade is proposed. No painting or other modifications are proposed to the rear of the building. The applicant also proposes to add (3) gooseneck lighting fixtures to light the existing sign. No lights are currently on the façade. The sign is to be repainted. This is a maintenance item.

Project Scope:

1. Unpainted brick on structure (Front Only).
2. Add (3) gooseneck lights over existing sign.
3. Repaint existing sign (Maintenance)

Board Member Carr opened the public hearing.

Dede Florance, 30 W Main St., came forward to provide more information on the common wall that all businesses are sharing. The applicant wants to do a whitewash brick, so it is still allowing the brick to breathe.

Board Member Ellis wanted to make sure that the common wall at 32 W Main St would not be painted and that everything that matches the rest of the building can be painted.

Board Member Elder asked the question that if it is approved will a variance need to be given. Mr. Lovell stepped in and stated that we would need a variance since painting of the brick is not in the ordinance. The board will need to do an approval for the variance and then approval of the lights and sign.

Board Member Carr asked if you must give a reason in the variance. Mr. Lovell said no. Board Member Ellis made a motion to approve the variance for 30 W Main St. Board Member Elder seconded the motion. Motion carried unanimously. Vote: 4-0.

Board Member Elder made a motion to approve the signage and lights. Board Member Gregory seconded the motion. Motion carried unanimously. Vote: 4-0.

II. OTHER

Board Member Carr asked about the mural ordinance. Mr. Hardegree stated it was pushed back and is still under review.

Board Member Gregory asked if the Olive Garden is still looking to come to Cartersville. Mr. Hardegree stated that the plans have been submitted. Mr. Lovell stated that there are access issues that need to be worked out with the GA DOT.

Board Member Carr adjourned the meeting at 6:15 PM

Date Approved:

/s/ _____
Greg Frisbee, Chairman



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	November 14, 2023
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP23-27. 4 Jones St. Applicant: Steve Erickson
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant wishes to replace the existing railroad tie retaining wall along driveway with stone to match the existing stone retaining wall.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 23-27

HPC Meeting – 11/14/23

Application Information

Address: 4 Jones St.
 Applicant: Steve Erickson
 Historic District: Cherokee-Cassville
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Brief Description: Replace the existing railroad tie retaining wall along driveway with stone to match the existing stone retaining wall.

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

Residential Design Guidelines	
<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	X M. Aesthetic Recommendations
D. Paint	
E. Roofs	PART TWO: Additions and New Building Construction
F. Exterior Walls	
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation of Structures
I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction	

Project Tasks:

1. Remove existing railroad tie retaining wall along driveway. length: approx. 53ft.
2. Add new natural stone retaining wall along driveway. Max. height is approx. 2ft.

Staff Comments:

History of the Property- Bartow County Tax assessor's records state the house was built in 1941. No GHRS form available.

Previous COP on file:

COP 15-12: Building addition 1. Architectural shingle roof 2. Hardy plank siding 3. Wood windows with same dividers as windows on rest of the house 4. Exposed foundation of addition to brick veneer to match existing. Approved 5-19-2015.

COP21-09. Replace (22) wood windows with aluminum windows. Approved 4-20-21.

Analysis of the COP:

Property is historic, contributing.

The owner wishes to remove the deteriorated railroad-tie retaining wall in the front yard along the driveway/ parking area and replace it with Tennessee Field Stone to match the existing stone wall in the front yard. Approx. 53 ft in length ranging from 12-24 inches in height is planned for replacement.

The new wall will be a Tennessee Field Stone to match the existing retaining wall in the front yard.

Owner or contractor are advised to call "811" for a utility locate before replacing wall. Allow up to 10 days for utilities to be located.

HPC review guidelines are limited to Sec. 9.25-55, Part 1, Sec. M:

M. Aesthetic recommendations:

- 1. Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.*
- 2. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip lines of trees.*
- 3. Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.*

The proposed retaining wall type, dimensions and location are compliant with the zoning ordinance per Sec. 4.16.

Commissioners Work Sheet

Materials:

Hardscaping

Retaining Wall: Wood Stone

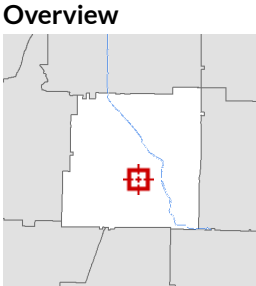
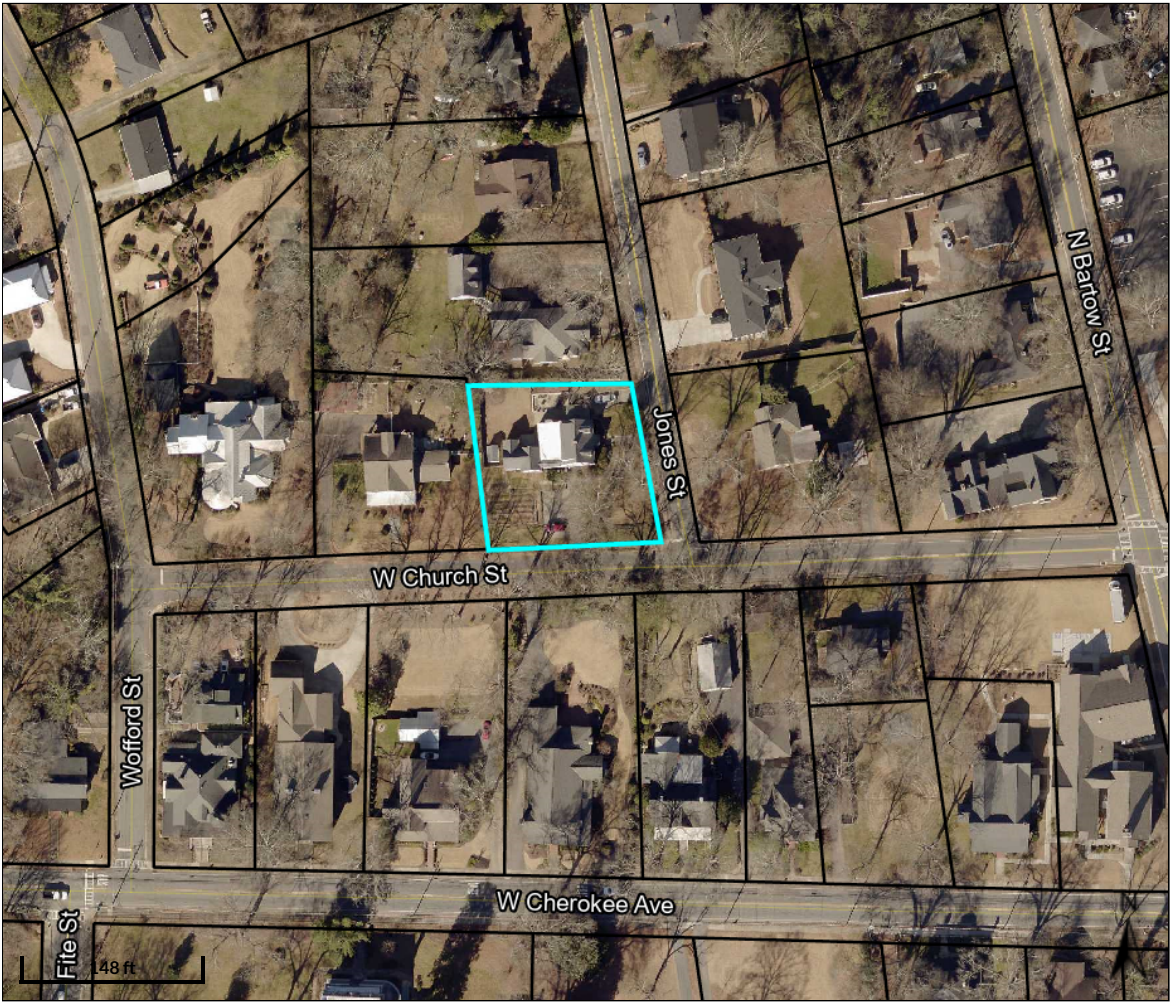
Drives:

Fencing:

Lighting:

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.



Legend
 □ Parcels
 — Roads

Parcel ID	C002-0019-020	Alternate ID	32287	Owner Address	ERICKSON MARY K
Sec/Twp/Rng	n/a	Class	Residential		ERICKSON STEPHEN W
Property Address	4 JONES ST	Acreage	0.38		4 JONES STREET
					CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL454 LD4 JONES ST SUMMERHILL				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/8/2023
 Last Data Uploaded: 11/7/2023 9:22:05 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 23-27
Date Received	10/9/23 11:30pm
Contributing	Y - C PA1
Zoning	R-7
Legal Advertisement	11-7-23
Notified Adjacent	
HPC Hearing	11-14-23
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	C002-0019-020

*Applicant: Steve Erickson
 Project Address: 4 Jones St. Cartersville
 Mailing Address (if different than project address): 30120

Phone: 404 - 630 - 6423
 Email: ericksoneval@att.net

*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 1
- Commercial Garage, Storage _____
- Other _____

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

Build stack/mortar rock wall by driveway

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: October 2023

Anticipated Completion: spring 2024

Contractor/Consultant/Architect: self

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 10/9/23 Signature Steve Erickson

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

Item 2.

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]

Stacked/mortared rock wall
on 2 sides of existing driveway.

Remove current railroad ties where
rock wall will be.

Materials:

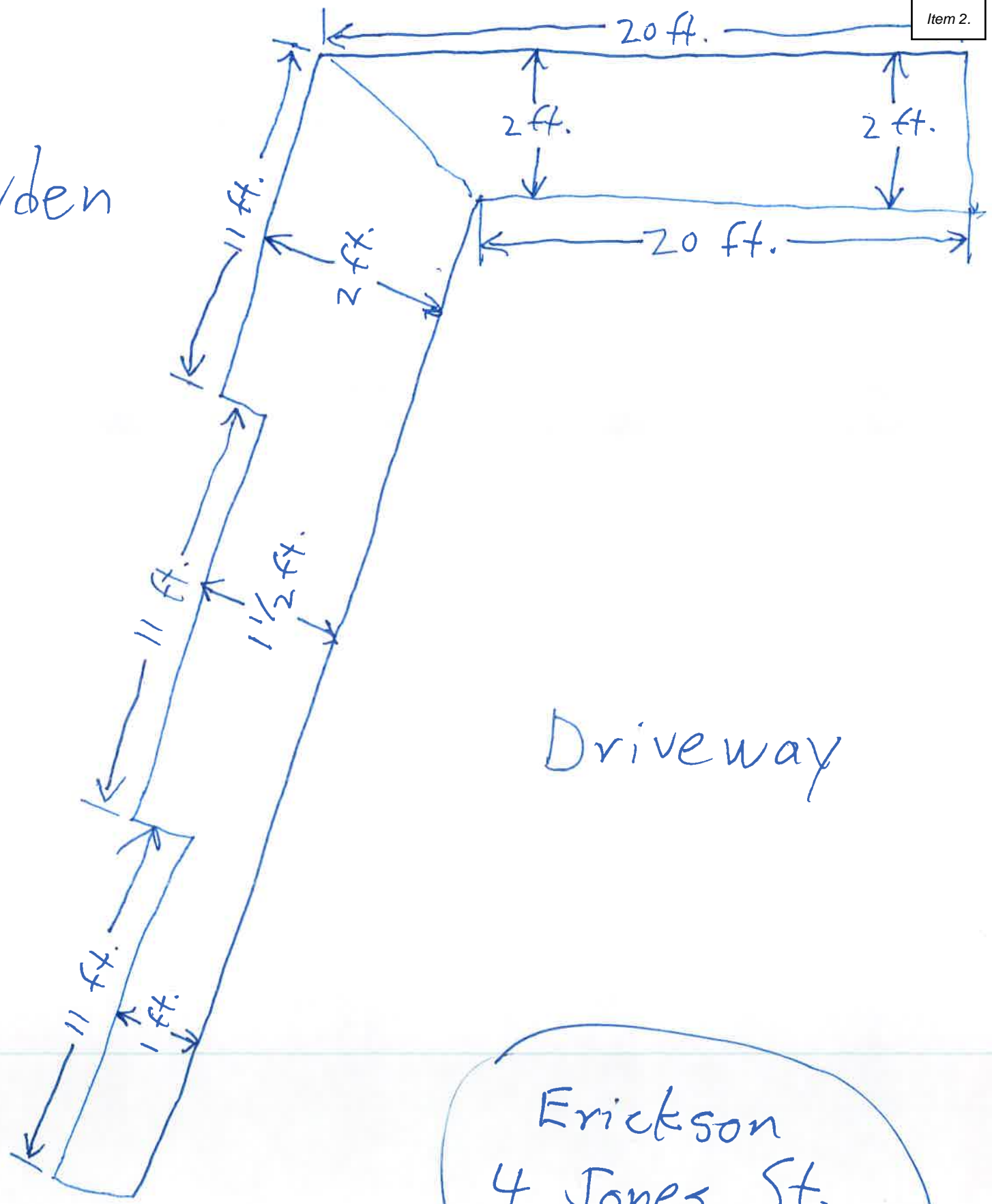
- Medium Tennessee fieldstone rocks
- Mortar
- gravel (for behind wall)
- drain pipes, PVC

New rock wall will match
adjacent rock wall around garden.
(see photos)

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.

Garden



Driveway

Erickson
4 Jones St.

Erickson 4 Jones St.

Item 2.



ERICKSON 4 Jones St.

Item 2.



