



**CARTERSVILLE  
HISTORIC PRESERVATION COMMISSION  
MEETING**

Council Chambers, Third Floor of City Hall  
Tuesday, April 18, 2023 at 5:30 PM

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**AGENDA**

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**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:**

Samantha Fincher

**ASSISTANT CITY ATTORNEY:**

Keith Lovell

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of March Meeting Minutes

**CERTIFICATE OF PRESERVATION**

2. COP23-13. 32 Cassville Rd. Applicant: Hudson & Co. LLC
3. COP23-14. 120 S Gilmer St. Applicant: MTC Properties, LLC

**STAFF OR COMMITTEE COMMENTS**

**OTHER**

The next meeting of the Historic Preservation Commission will be May 16th. 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>	April 18, 2023
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Approval of March Meeting Minutes
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	For review and approval
<b>LEGAL:</b>	N/A

Historic Preservation Commission Meeting  
Chamber of Commerce, 122 W. Main St  
March 21, 2023  
5:30 P.M.

**I. Opening Meeting**

Call to order by Chairman Frisbee at 5:30 PM

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

**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 February 21, 2023. Board Member Elder seconded the motion. The motion carried unanimously. Vote: 5-0.

**2. COP23-06. 215 Leake St. Applicant: Katherine Quick**

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director, stated this is an after-the-fact case. The applicant replaced the shed with a new, 10ft x 20ft, shed without approval from the Historic Preservation Commission. A variance will be required for the new shed due to the front yard encroachment into Etowah Drive. Variance (V23-05) is scheduled for review on April 13th by the Board of Zoning Appeals. The new wooden shed is constructed with two 6/6 windows, double doors, and a metal roof. The 6/6 windowpane configuration and the metal roof match the home.

Katherine Quick, the applicant, came forward to answer questions from the Board. She stated she was unaware she needed approval from the Historic Preservation Commission to replace the shed. Mrs. Quick stated the old shed was in poor condition due to erosion issues. Mrs. Quick intends to paint the shed white to match the home.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board discussed the style of the barn, its location, foundation options, and ways to dress it up.

Heath Massey, unknown address, came forward in favor of the application. Mr. Massey stated the old shed was on concrete blocks.

Board Member Gregory made a motion to approve the new shed contingent on variance approval. The shed is to be painted and shutters are to be added to match the primary

structure. Board Member Elder seconded the motion. The Board did not vote.

Board Member Ellis made a motion to amend the motion to include the foundation plan. Board Member Carr seconded the amendment. The Board did not vote.

Confusion arose about the foundation plan and Board Member Gregory suggested for the applicant return to the Board with an exact foundation plan. Mr. Massey stated the shed will be on independent piers 16” off the ground, the block will be removed, and a decorative lattice will be added.

The Board voted on Board Member Ellis’s motion amendment to include the foundation plan. Vote: 5-0.

The Board voted on Board Member Gregory’s underlying motion to approve the new shed contingent on variance approval. The shed is to be painted to match the home and shutters are to be added to match the primary structure. Vote: 5-0.

Mr. Hardegree requested a foundation plan sketch from Mrs. Quick for the case file.

**3. COP23-07. 9 Luckie St. Applicant: Tim Riley, The Neher Group**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant wishes to replace the existing wood, various-sized, windows with vinyl windows, Simonton 6100 series by Plygem. The wood windows appear original to the home. All but one of the existing windows has a 6/6, divided light, pane configuration. The one window that is different is a twin-picture window over the rear deck. It has a 1/1 pane configuration.

Shawn Williams, the homeowner, came forward with Larry Kesselring, a Representative from Home Depot, to answer questions from the Board. Mr. Williams stated most of the windows are inoperable.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board discussed the window specifications and agreed that grids are preferred for the historic district. Mr. Williams stated he preferred windows without grids.

Mr. Kesselring stated windows with a similar grid pattern are available at a higher cost. The grid is in between the glass not on the exterior.

Board Member Galland made a motion to approve the window replacement with the condition to use Simulated Divided Lite (SDL) where they currently exist. Board Member Carr seconded the motion. Vote:5-0.

**4. COP23-08. 420 W Main St. Applicant: Renee O’Harran**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the

applicant wishes to remove the deteriorated cast-in-place concrete retaining wall in the front yard along West Main Street. The new wall, approximately 118ft in length, will be an architectural, concrete block wall by Keystone. The wall setback from the property line is 1-2ft and a min. 6ft. from the back of the curb. The new wall cannot be closer to the back-of-curb than the existing one. The new wall type is Keystone Compact III. Dims: w: 12in. L: 18in. H: 8in.

Renee O'Harran, the applicant, came forward to answer questions from the Board.

Chairman Frisbee opened the floor for a public hearing.

Kathleen Francesconi, 416 West Main Street, came forward in support of the application.

Raborn Thomas, 414 West Main Street, came forward in support of the application.

Chairman Frisbee closed the public hearing for discussion.

The Board discussed the specifications of the wall. Chairman Frisbee stated a poured wall covered with stucco or brick would be more appropriate for the district.

Board Member Galland made a motion to approve the replacement of the retaining wall with conditions. The wall must be constructed with a flat-faced prairie-colored block and have a constant level plain with a maximum of 4 feet in height. Board Member Carr seconded the motion. Vote:5-0.

#### **5. COP23-09. 18 Wall St. Applicant: Adam Harper, new owner**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant has returned to the Board after the denial of COP23-04. A site visit with the owner and contractor determined that brick was not behind the existing wood siding as suspected. The existing wood siding was secured to stucco which was secured to wood planks with a steel mesh between the stucco and planks. As a result of the findings, the existing wood siding will be removed, and the new cedar siding will be secured to the stucco/ wood plank backing. The tile area that runs the entire length of the building façade will be replaced. Copper gutters will replace the existing aluminum gutters. The new awning will be a black fabric awning.

Adam Harper, the applicant, came forward to answer questions from the Board. He stated the cedar planks will be placed vertically on the building coated for a rustic look. Mr. Harper proposed replacing the current tiles with new tiles that look like the original and the awning will be black fabric.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

Board Member Elder made a motion to approve the vertically placed cedar siding and tile replacement using like materials. Board Member Carr seconded the motion. Vote: 5-0.

## 6. 104 Fite St. Applicant: Bryan Canty

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant has returned to the Board with a demolition and new build request. This home was severely damaged by a fallen tree in May of 2022. Demolition was recommended by a structural engineer who found cracks in the foundation. Architectural plans and elevations have been provided for the proposed home. The proposed house appears to be similar in size and scale to the original house and to the surrounding houses. The applicant has been encouraged to maintain the same building setbacks and alignment with adjacent houses. Due to several items that are not yet known, the applicant may need to come back to the Historic Preservation Board once these items are known.

Bryan Canty, the applicant, came forward to answer questions from the Board. The new proposed home is approximately 1,400 square feet built on a crawl space on the existing foundation plain. Mr. Canty would like to make a couple of changes to the provided plans. The changes include building an open carport instead of a garage, the back of the home being flush without offset as depicted in elevation, and the deck extending the length of the home. Mr. Canty stated he hopes to reuse the original door from the home.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board discussed the specifications of the new home. Chairman Frisbee suggested a traditional, cottage-style gable rather than the craftsman-style shown on the plans.

The Board split the request into two motions.

Board Member Gregory made a motion to approve the demolition request. Board Member Ellis seconded the motion. Vote:5-0.

Board Member Gregory made a motion to approve the new construction with the following task list:

- Construct a new house on a slab foundation, approx. 1,400 square feet.
- Roof pitches to be min. 6:12.
- Roof material to be architectural shingles.
- Siding to be fiber cement board with the option to add fiber cement shake to gabled ends for architectural interest.
- Windows to be wood or higher quality PVC with 3/1 pane configuration.
- The front porch columns and house trim are made of wood, composite, or fiber cement.
- The garage will not be constructed as depicted in the plans. An open carport will replace the garage.
- Wooden front door with glass panes if the original door cannot be reused.
- The rear of the house is to be flush without offset as depicted in elevation.
- Add a wood deck to the rear of the house across the entire width of the house, 12 feet wide.

Board Member Elder seconded the motion. Vote:5-0.

Board Member Gregory stated he will miss the home’s unique “eyebrow”. He asked Mr. Canty to send old photos of the home to the Historic Society.

**7. COP23-11. 119 Cassville Rd. Applicant: Gary Graves**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant proposes to construct an 18ft x 20ft covered porch addition beside the 2021 garage addition to the rear of the home. The patio will be somewhat obscured by a 6ft privacy fence.

Gary Graves, the applicant, came forward to answer questions from the Board.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board discussed the details of the porch and garage addition. Chairman Frisbee suggested building a breezeway between the garage and porch addition. Mr. Graves was not in favor of adding a breezeway.

Board Member Galland made a motion to approve the covered porch addition with the use of shingles instead of metal to match the home and addition. Board Member Carr seconded the motion. Vote:5-0.

**8. COP23-12. 23 Cassville Rd. Applicant: Michael Tidwell**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant proposes to add a new concrete retaining wall along Cassville Rd. It will be setback from the right of way to align with the retaining wall at 15 Cassville Rd. A concrete column will anchor this wall at either end. The wall will turn north and parallel the driveway to the existing walkway leading to the house. The existing steps at the sidewalk along Cassville Rd will remain. A new gate is proposed for the existing driveway. The gate should be located approx. 20 feet from the edge of the pavement to leave adequate room for one car to wait in the driveway for the gate to open/close. Gate style undetermined. The applicant also proposes to improve the private-use driveway located at the midpoint of Milam St. There is an existing chain link fence that runs the length of Milam from the southern end of the house to Wofford St and along Wofford St. The long-term plans are to replace the chain link fence entirely. The proposed fence is a 4-rail fence with wire backing like the fence installed at the Milam St. driveway for 15 Cassville Rd.

Michael Tidwell, the applicant, came forward to answer questions from the Board. Mr. Tidwell stated his driveway is often confused with a public street. The proposed gate will better identify the road as private and allow him to re-route guests to enter the front of the residence.

Chairman Frisbee opened the floor for a public hearing. With no one else to come forward Chairman Frisbee closed the public hearing for discussion.

The Board split the request into two motions.

Board Member Ellis made a motion to approve the following task list for Cassville Road:

- Construct approx. 81ft. of concrete retaining wall, 12” in width. Height varies from approx. 2ft. (near Milam St) to approx. 4ft. (near driveway entrance).
- Add concrete wall cap.
- Add two (2) 30in. x 30in. concrete columns as anchor points.
- Add one (1) 30in. x 30in. concrete column to the left side of the driveway.
- Add a decorative metal sliding gate at the driveway location as depicted on provided plans.

Board Member Elder seconded the motion. Vote: 5-0.

Board Member Carr made a motion to approve the following task list for Milam Street:

- Remove approx. 84ft of existing chain link fence.
- Add approx. 102ft of a 4-rail fence with wire backing, 4ft in height.
- Add approx. six (6) wood columns, approx. 2ft x 2ft x 6ft, as major anchor points.
- Add a sliding privacy-style gate to the fence at the driveway.
- Add driveway connection to Milam St

Board Member Elder seconded the motion. Vote: 5-0.

**STAFF OR COMMITTEE COMMENTS**

Mr. Hardegree announced that historic preservation training will be offered in Canton on August 24, 2024.

Mr. Hardegree provided an update to the Historic District Survey Project. He stated that SHPO recommended applying for a grant rather than trying to self-fund the project. Self-funding will slow the project.

With no other business, Chairman Frisbee adjourned the meeting at 8:30 PM.

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



DRAFT



## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	April 18th, 2022
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP23-13. 32 Cassville Rd. Applicant: Hudson & Co. LLC
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Owner has demolished the original carriage house near Charles St. after it was determined the structure could not be saved. A detached garage has been partially constructed in its' place. This review is to determine if the proposed structure is appropriate.
<b>LEGAL:</b>	N/A



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP23-13

**HPC Meeting – 4.18.23**

**Application Information**

Address: 32 Cassville Rd  
 Applicant: Hudson & Company, Inc.  
 Historic District: Cherokee Cassville  
 Zoning: R20  
 Setbacks: Front= 20ft. Side= 10ft.

**Brief Description:** Demolish existing carriage house. Construct new detached garage.

**Applicable Guidelines to Consider:**

Ordinance 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>	
A. Wood	K. Utilities and Energy Retrofit
B. Masonry	L. Accessibility, Health, and Safety Considerations
C. Architectural Metals	M. Aesthetic Recommendations
D. Paint	
E. Roofs	X 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	X 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. Demolish approx. 20ft x 30ft. historic carriage house.
2. Construct a new detached garage in place of the carriage house, approx. 20ft. x 30ft.
3. Add concrete slab on grade.
4. Walls to be brick, painted.
5. Roof to be slate to match house. Roof pitch: 14/12.
6. Add cast stone corbels to corners.
7. Add (2) 9ft. x 7ft. wood, carriage style doors on south side.
8. Add (1) ¾ light, wood standard door on east side.
9. Add metal awning over door on east side.
10. Add (2) windows, 26" x 50", to north side. Pain config. 2 x 3.
11. Add (1) window, 26" x 50", to west side. Pain config. 2 x 3.

**History of the Property-** House and associated site design are new, 2021-2022. The original house was likely constructed, c.1883 per GHRS.

Previous COPs on file:

COP22-17. Add privacy fence to rear of house and decorative metal fence with masonry columns around remaining perimeter of property. Privacy fence approved. Perimeter fence denied. 9-20-22. Perimeter fence decision reversed on appeal by City Council, 10/6/22.

COP20-32. Demolition, new house construction and many site elements added. Approved: 12/15/2020.

**Analysis of the COP:**

Refer to Ord. Sec. 9.25-55, Part 2 (B), New Construction, and Part 4, Demolition.

**Carriage House**

Per the original HPC application, COP20-32, the intent was to preserve the original carriage house, if possible. The application excluded the demolition of the carriage house where other accessory structures were identified for demolition. The meeting minutes also confirm this intent.

The carriage house was a 4-sided brick structure with a single garage door opening oriented toward the Charles St. driveway. The most recent roof had been modified with a gabled roof constructed of, presumably, wood and wood siding. See pictures.

Staff was notified of the demolition and new construction on approx. 3/23 by code enforcement and adjacent property owners. A Stop-Work-Order was issued at that time. The HPC and Variance applications were received on 3/30.

The replacement structure is a detached garage in the same location as the carriage house. The new structure will be 4-sided brick with a pitched, slate roof. The brick will be painted. Two wooden, carriage-style garage doors are to be installed toward the interior of the property (south

side). The 2x3 windows appear to be fixed windows. No information is provided as to the window material. A standard door will be added to the driveway side of the structure (east side). A metal awning will be added over this door.

It appears that consideration has been given to the new structure's connection to the previous carriage house and to the new house in terms of design, function, size, scale, and materials.

The BZA will also review this project on May 11<sup>th</sup> for a front yard encroachment of the accessory structure, case no. V23-09.

The new structure seems appropriate for the property and for the district.

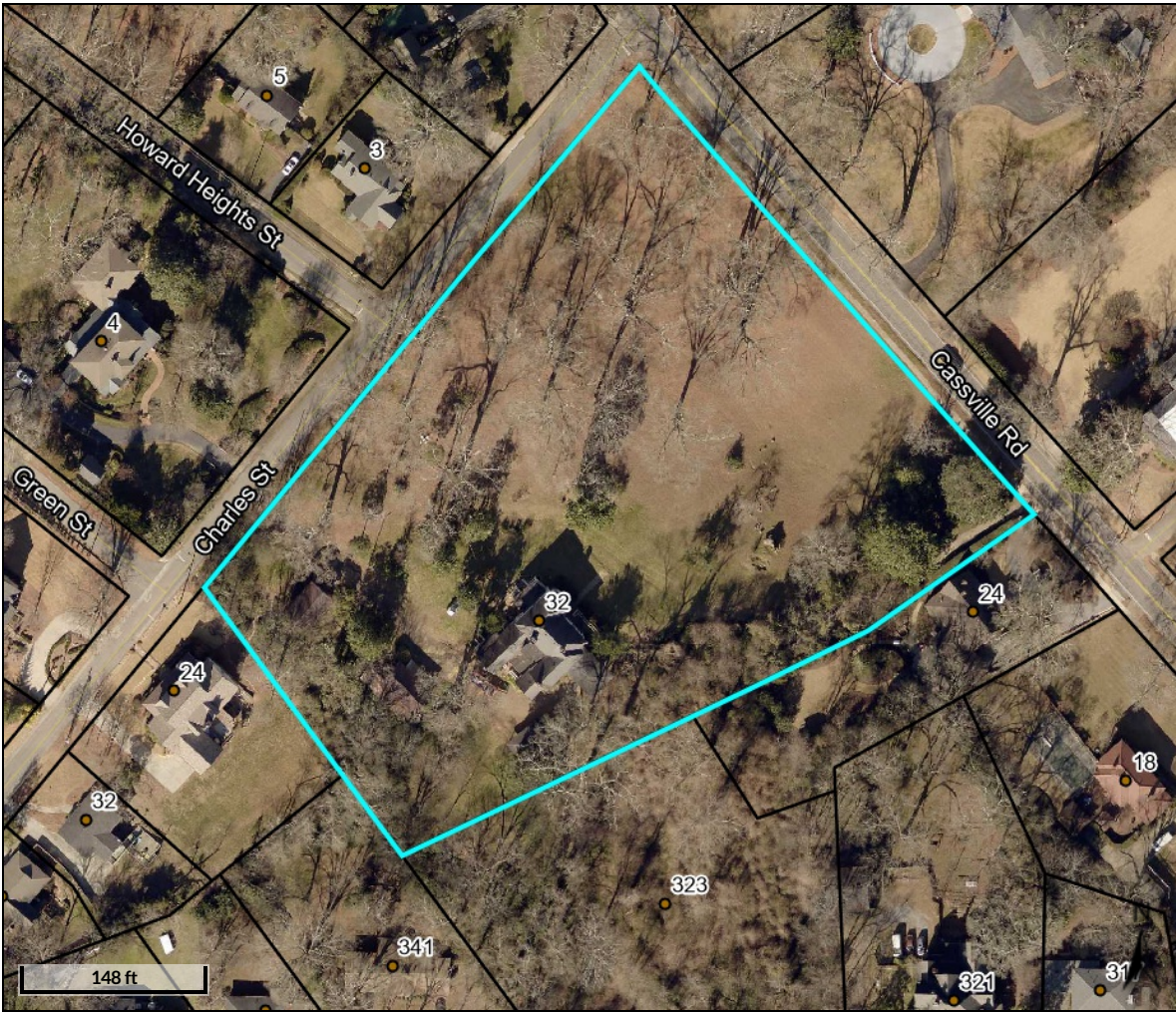
**Commissioners Work Sheet**

**Materials:**

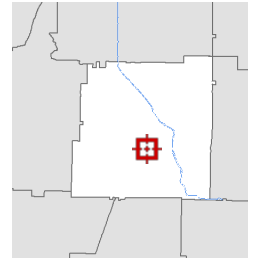
	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof		Slate (to match house)
Siding		Brick, painted
Windows		Unknown
Doors		¾ light, wood
Exterior Lighting		Unknown
Foundation		Concrete slab
Decking		
Steps		
Carriage Doors		Wood
Ornamentation		Stone corbels

**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>	C002-0016-007	<b>Alternate ID</b>	32251	<b>Owner Address</b>	EVANS CALVIN H & TAMMY
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		PO BOX 1505
<b>Property Address</b>	32 CASSVILLE RD	<b>Acreage</b>	4.25		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL452-3 LD4				

(Note: Not to be used on legal documents)

Date created: 4/12/2023  
 Last Data Uploaded: 4/11/2023 8:50:33 PM

Developed by Schneider  
 GEOSPATIAL

## → Sec. 9.25-55. Cherokee-Cassville Historic District.

The City Council of the City of Cartersville adopts the Cherokee-Cassville Historic District as indicated herein.

- (a) *Boundaries.* The boundaries of the Cherokee-Cassville Historic District as indicated herein.

The Cherokee-Cassville District encompasses an area beginning at Bartow Street on the east; the proposed district extends to the west, centered along West Cherokee Avenue, to School Street. It then extends to the west and northwest, lying between West Cherokee Avenue, west to Jackson Street, and Wofford Street, northwest to Saint Francis Street. From approximately Saint Francis Street, the district continues to the northwest along both sides of Cassville Road to the Seaboard Railroad track. The proposed district is an area of predominantly historic residential development that lies along and in the vicinity of the West Cherokee Avenue - Cassville Road corridor. It lies west of the previously designated Downtown Business Historic District and north of the previously designated West End Historic District.

This proposed local historic district contains approximately 87.75 acres within the city limits of Cartersville, Georgia.

- (b) *Designation of contributing and non-contributing and owner list.* The following is a list of all properties and property owners of the Cherokee-Cassville Historic District and designation of each property as contributing or noncontributing pursuant to the City of Cartersville Historic Preservation Ordinance.

\* Property Owner table omitted\*

- (c) *Overlay map.* The zoning map of the City of Cartersville shall be amended to show the Cherokee-Cassville Historic District as an overlay on said zoning map and said overlay on said zoning map and said overlay shall be designated as the H-1C-C Historic District.
- (d) *Design standards.* The following design standards are adopted for the Cherokee-Cassville Historic District:

### DESIGN STANDARDS FOR STRUCTURES CONTRIBUTING TO THE RESIDENTIAL HISTORIC DISTRICTS

#### INTRODUCTION

The following Residential Design Standards are intended to identify the character-defining features of a site or structure used in determining the compatibility of the proposed alteration, repair, renovation, rehabilitation or restoration of an existing structure or the construction of a new structure regarding the appropriateness of the size, location, materials, style, rhythm, and any other quality deemed as contributing to the character of a historic property or structure as determined by the Historic Preservation Commission (Commission).

For items not addressed by the following standards or guidelines, the Commission will refer to the U.S. Department of the Interior, Secretary of the Interior Standards for the Treatment of Historic Properties, latest edition, for guidance.

In filing for a Certificate of Preservation all standards shall be complied with and so demonstrated on said application and supporting documentation. Guidelines, as indicated herein, may or may not be demonstrated in the application or supporting documentation for a Certificate of Preservation. Maintenance recommendations, if any, are included for informational purposes only and are not required to be included in an application for a Certificate of Preservation and, as such, shall not be considered by the Commission in reviewing said applications.

*Generally:*

1. It is not appropriate to introduce structures or contemporary equipment such as satellite dishes, solar collectors, playground equipment, heating and air units, storage units, and swimming pools, in locations that compromise the historic character of the building or site. Locate such features unobtrusively, and screen them from view.
2. When planning to alter the topography of a site substantially through grading, filling, or excavation, one shall contact the Cartersville Planning and Development Department to confirm that the proposed changes comply with the city building code and development regulations.
3. When remodeling historic structures or constructing new structures in historic districts, care shall be taken in retaining and preserving the historic relationship between buildings and related features of the district, to include but not be limited to, site topography, retaining walls, foundation plantings, hedges, walkways, driveways, parking lots, trees, gardens, yards, arbors, ground cover, fences, accessory buildings, patios, terraces, and significant vistas and views.

#### PART ONE—MAINTAINING, REPAIRING, AND REPLACING EXISTING STRUCTURES


##### A. *Wood:*

1. Repair historic wooden features using the recognized preservation methods for patching, consolidating, splicing, and reinforcing.
2. If replacement of a deteriorated detail or element of a wooden feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original detail or element in design, dimension, texture, and material. Use compatible substitute materials only if using the original material is not feasible.
3. If replacement of an entire wooden feature is necessary, replace it in kind, matching the original in design, dimension, detail, and texture. Use compatible substitute materials only if using the original material is not feasible.
4. If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and texture with the historic building and district.
5. One shall not clean wooden features and surfaces with destructive methods such as sandblasting, power washing, and using propane or butane torches. Clean using gentle methods such as low-pressure washing with detergents and natural bristle brushes. Chemical strippers can be used only if gentler methods are ineffective.
6. One shall not strip historically painted surfaces down to bare wood and apply clean stains or finishes to create a natural wood appearance.
7. One shall not replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.
8. One shall not replace or cover wooden siding, trim, or window sashes with contemporary substitute materials such as aluminum, masonite or vinyl without approval from the Commission. However, in order to maintain continuity, material for additions, as well as out buildings, shall closely match the house.
9. One shall not introduce wooden features or details to a historic building to create a false historic appearance.
10. Preserve wooden features that contribute to the overall historic character of a building and site, including such functional and decorative elements as siding, shingles, cornices, architrave, brackets, pediments, columns, balustrades, and architectural trim.

**\* ALL REMAINING SECTIONS OF PART 1 OMITTED.**



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.

 PART TWO—ADDITIONS AND NEW BUILDING CONSTRUCTION

A. *Additions to historic buildings:*

1. Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to windows and doors in the exterior walls, yet make the addition discernible from the original.
2. One shall not construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.
3. One shall not construct an addition that significantly changes the proportion of built mass to open space on the individual site.
4. Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
5. Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and view are retained.
6. Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.

 B. *New building construction:*

1. New site construction shall be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of orientation, and distance from adjacent buildings.
2. Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
3. Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
4. Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion, and roof shape.
5. Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding buildings.
6. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding buildings that contribute to the special character of the historic district.
7. Select windows and doors for proposed new building that are compatible in material, subdivision, proportion, pattern, and detail with the windows and the doors of surrounding buildings that contribute to the special character of the historic district.
8. Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in surrounding buildings that contribute to the special character of the historic district in terms of composition, scale, module, pattern, detail, texture, finish and sheen.
9. Design new buildings so that they are compatible with, but discernible from, historic buildings in the district.

*Recommendations:*

1. 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 line of trees.

#### PART THREE—RELOCATION OF STRUCTURES

1. Before moving a historic structure, document its original setting and context. Use photographs, site plans, or other graphic or written statements to record existing site conditions.
2. Enlist contractors experienced in moving historic buildings to do the following:
  - a. Determine the structural condition of the property before the move.
  - b. Coordinate the move with the utility companies and appropriate city departments.
  - c. Protect the structure from vandalism or weather damage before, during and after the move.
  - d. Minimize structural damage during the move.
3. Relocate a structure within the historic district only if it is determined to be architecturally compatible with the adjacent buildings according to the guidelines for new construction.
4. Relocate a structure on a site within a historic district according to new construction guidelines for siting, orientation, plantings, and other pertinent aspects of site and setting.
5. Ensure that the relocation of a structure will not diminish or damage existing historic district buildings or the overall character of the district. Pay particular attention to the tree canopy along the route of the move.
6. Provide the HPC with site plan information for the proposed site features and plantings of the new setting, including information on accessory buildings, driveways, site lighting, and parking areas.
7. If the original site of the structure to be relocated is within a historic district, before the move, submit to the Commission a site plan for proposed site features and plantings of the original site after the relocation.
8. Protect significant site features of the original site, the new site, and the route of the move during relocation.



#### PART FOUR—DEMOLITION

1. Before demolition, submit a site plan to the Commission illustrating proposed site development or plantings to follow demolition.
2. During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, protect the trees on the site from damage due to compaction of the soil by equipment or materials.
3. After demolition, clear the site promptly and thoroughly.
4. After demolition, plant or develop the site promptly as approved in the proposed site plan.

(e) *Effective date.* This district shall become effective on November 1, 2007.

(Ord. No. 40-07, § 2, 9-6-07; Ord. No. 06-20, § 1, 3-5-20)

# ORIGINAL APPLICATION, COP20-32.

Item 2.

## 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	20-32
Date Received	11-20-20
Contributing	C
Zoning	R-20
Legal Advertisement	
Notified Adjacent	
HPC Hearing	12-15-20
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	C 002-0016-007

\*Applicant: Hudson & Company, Inc.

Mailing Address: PO Box 367 Cartersville, GA 30120

Phone: 770-480-1598

\*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

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Property Address: 32 Cassville Road  
Cartersville, GA 30120

Existing Building Type:

Residential One, Two or Multi-family  
Garage, Storage

Commercial

Other Multiple accesory structures

Brief Project Description (example: addition of sunroom, installation of fence):  
Demolish existing home to construct a new residence

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: March 2021

Anticipated Completion: March 2022

Contractor/Consultant/Architect: Spitzmiller & Norris, Inc

**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.

Cherokee-Cassville Historic District

### 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]

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See Attached

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#### 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 11/20/2020 SIGNATURE 

## Augsburg Investments, LLC

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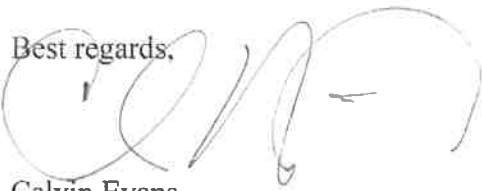
Real Estate Investment  
Multi-family  
Industrial, Residential  
Mobile Home Communities

To whom it may concern,

We are contracting with JB (John) Hudson, of Hudson and Company General Contractors, to take down the existing 140 year old structure and build our single family home on the property at 32 Cassville Rd, Cartersville for my wife, Tammy and I.

Please allow him to represent us in the process of working with the agencies that are required, including the City of Cartersville and any other groups as needed.

Best regards,



Calvin Evans  
Augsburg Investments  
100 W Cherokee Avenue  
PO Box 1505

-----  
770.382.5064 Office

770.606.7685 Cell

[calvin@augsburninvestments.com](mailto:calvin@augsburninvestments.com)

**SOUTH ENGINEERS**  
 CIVIL ENGINEERS - LAND SURVEYORS - L  
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0500 FAX: 770.667.3151

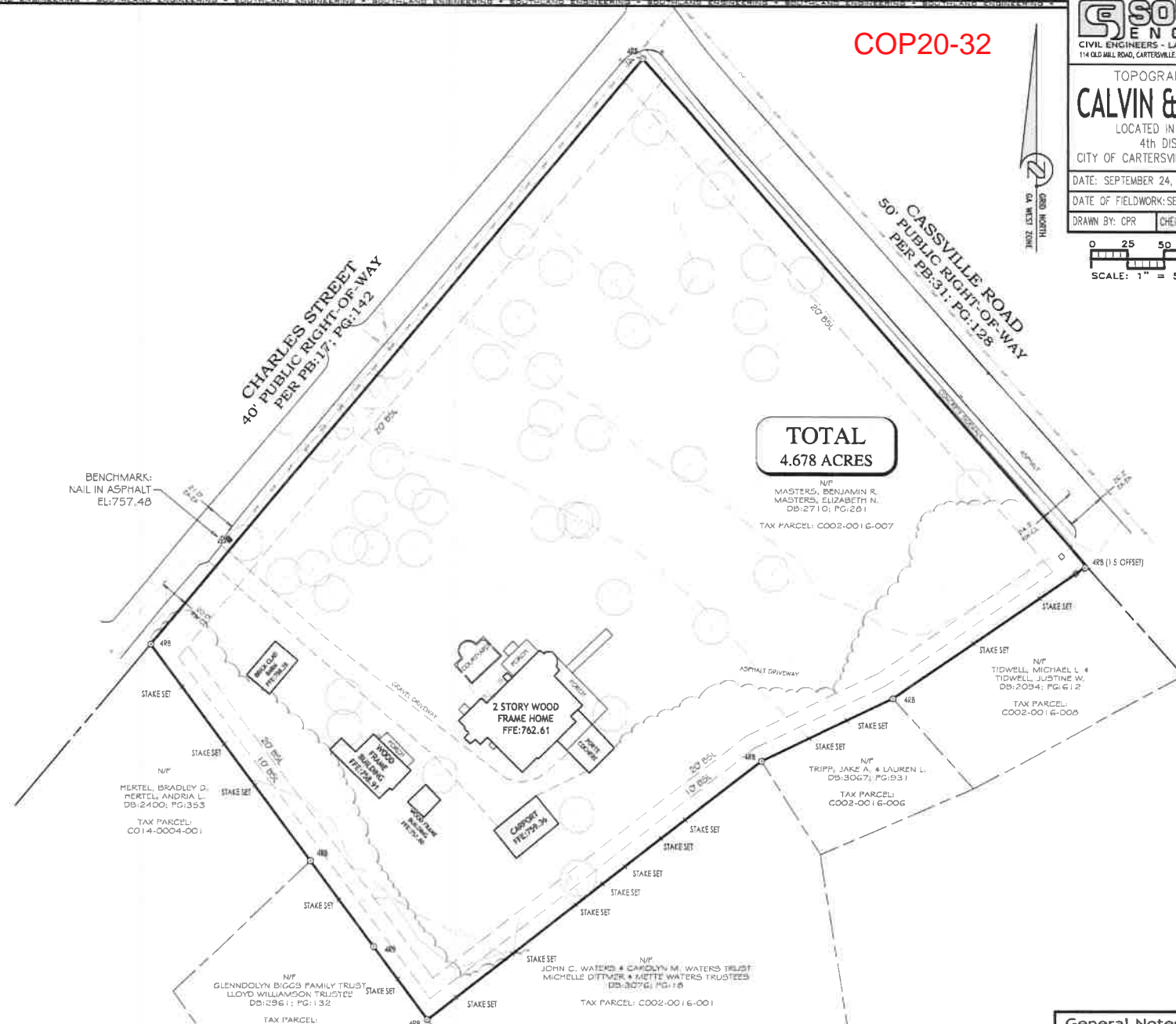
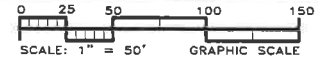
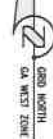
Item 2.

TOPOGRAPHIC SURVEY FOR:  
**CALVIN & TAMMY EVANS**  
 LOCATED IN LAND LOT 452 & 458  
 4th DISTRICT, 3rd SECTION  
 CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

DATE: SEPTEMBER 24, 2020 REV: \_\_\_\_\_ JOB NO: 20058  
 DATE OF FIELDWORK: SEPTEMBER 23, 2020

DRAWN BY: CPR CHECKED BY: KNC APPROVED BY: KNC

COP20-32



**TOTAL**  
**4.678 ACRES**

○ = IRON PIN FOUND	□ = DOUBLE WING CATCH BASIN	⊕ = GAS VALVE	⊙ = SEWER MANHOLE	⊖ = POWER POLE
◻ = CONCRETE MON. FOUND	□ = SINGLE WING CATCH BASIN	⊗ = GAS METER	○ = CLEAN OUT	⊕ = GUY WIRE
● = IRON PIN PLACED	□ = JUNCTION BOX	⊕ = TELEPHONE MANHOLE	○ = WATER VALVE	⊕ = ELECTRIC METER
⊕ = BREAK POINT	⊕ = CURB INLET	⊕ = ELECTRIC MANHOLE	⊕ = WATER METER	⊕ = TRANSFORMER
⊕ = PHOTO REFERENCE	⊕ = YARD INLET	⊕ = TELEPHONE PEDESTAL	⊕ = FIRE HYDRANT	⊕ = LIGHT POLE
⊕ = EXCEPTIONS	⊕ = DROP INLET	⊕ = SIGN	⊕ = IRRIGATION CONT. VALVE	⊕ = FLOW ARROW
⊕ = PARKING BOLLARD	⊕ = HEADWALL	⊕ = BENCHMARK	⊕ = WELL	⊕ = MAILBOX
— = STORM PIPE	— = OVERHEAD PWR.	— = WATER LINE	— = COMM. LINE	— = UNDERGROUND PWR.
— = SEWER PIPE	— = FENCE LINE	— = GAS LINE		

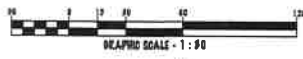
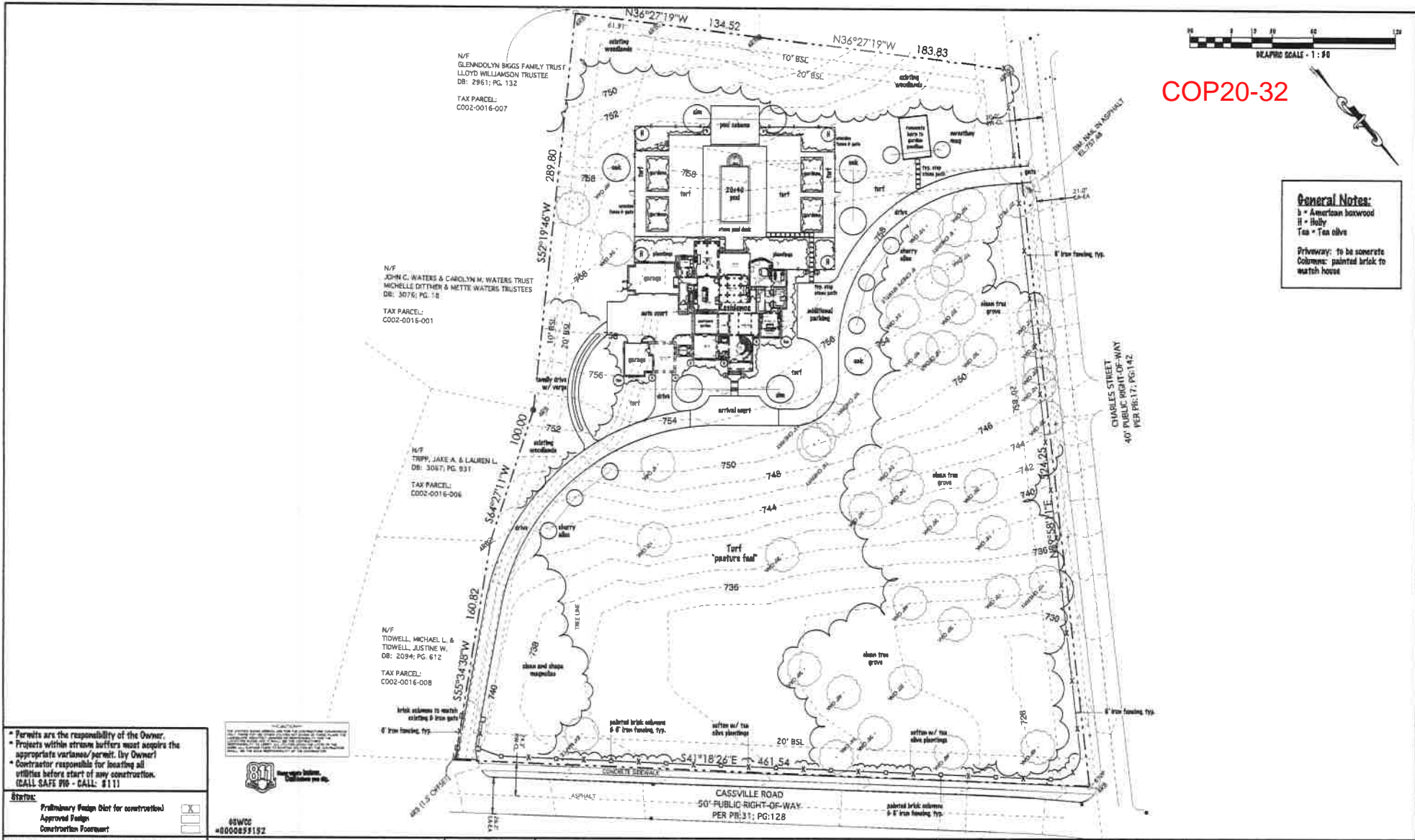
**General Notes**

1. ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10,000 FEET, AND AN ANGULAR ERROR OF 0.1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 10,000 FEET.
4. EQUIPMENT USED: TOPCON 3005W, TOTAL STATION, WITH DATA COLLECTOR.
5. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.

PG. 132  
L:  
3-007



VATERS TRUST  
ERS TRUSTEES



COP20-32

**General Notes:**  
 b - American boxwood  
 H - Holly  
 Tea - Tea olive  
 Driveway: to be concrete  
 Columns: painted brick to match house

- Permits are the responsibility of the Owner.
- Projects within stream buffers must acquire the appropriate variances/permit. (by Owner)
- Contractor responsible for locating all utilities before start of any construction. (CALL SAFE #10 - CALL: 811)

**Status:**

Preliminary Design (Not for construction)	<input type="checkbox"/>
Approved Design	<input type="checkbox"/>
Construction Footprint	<input type="checkbox"/>

This drawing, as a guide for service, is and will remain the property of the Landscape Architect. This document shall not be reproduced, published or used without the permission of the Landscape Architect. The Contractor is responsible for verification of all dimensions and existing conditions at this site before proceeding with all phases of his work. E. Graham Pittman is not responsible for any structures or landscaping, this plan is for conceptual purposes only. It is the Contractor's responsibility to verify structures & hydrology with an Engineer or Consultant.  
 All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take precedence over anything shown, described or implied where same are a variance.

811  
 Call Before You Dig  
 Call 811

45W00  
 #000089152

**Drawing Dates:**

11.18.2020

Scale: 1 : 90

Design  
 #1102

**E. Graham Pittman, BLA, RLA**  
 Landscape Architect  
 email: graham.pittman@gmail.com  
 1217 John Pennington Drive, SW - Marietta, Georgia 30084 - Office/Mobile: 770.450.8814

**Calvin & Tammy Evans Residence**  
 32 Cassville Road  
 Cartersville, Georgia  
 30120

**Overall Site Plan**

L-1

Evans - 32 Cassville Road, Cartersville Ga.



## Project Description

32 Cassville Road

Owners: Calvin and Tammy Evans  
18 Cambridge Way  
Cartersville, GA 30121

Applicant: Hudson & Company, Inc  
John B. Hudson  
122 Arrowhead Drive  
Cartersville, GA 30120

## Demolition

1. Primary Residence
  - a. Because rehabilitation of the existing structure will be too costly, we have determined to demolish and replace the structure with a professionally designed home for the Evans family. This home is designed to be period appropriate to the site and the neighborhood.
  - b. All the secondary additions to the home are poorly designed with respect to structure, water management, and occupant use
  - c. Numerous foundation and structural issues
  - d. All chimneys and fireboxes need to be replaced or major repair
  - e. All plumbing systems need to be replaced along with complete update of all bathrooms
  - f. Electrical systems would need to be updated
  - g. Mechanical repairs replacements would require major interior demolition
  - h. Much if not all the exterior veneer is failing and needs to be replaced
  - i. All roofing needs to be replaced along with ill designed flashings
  - j. Brick porches are failing and settling down and away from the home
2. Carport
  - a. Remove pole barn type parking structure
3. Smokehouse
  - a. Remove Smokehouse
4. Guest Quarters
  - a. Remove guest quarters
5. Timetable for demo would be March 2021 to April 2021

# New Construction

Budget for construction \$1,000,000

Timetable would be April 2021 to March 2022

## 1. Primary Residence

- a. Exterior to be painted brick (Sherwin Williams Historic Colors of Charleston Aunt Betty's China DCR 101)
- b. Brick Jack Arches
- c. Windows to be divided light type with muntin arrangement as shown in elevation
- d. Decorative exposed rafter tails
- e. Half round gutters and round downspouts
- f. Wooden exterior doors
- g. Bluestone or slate porch and terrace floors
- h. Wooden shutters paneled shutters sized correctly mounted with operational hardware
- i. Wrought iron railings powder coated black
- j. Wooden garage doors

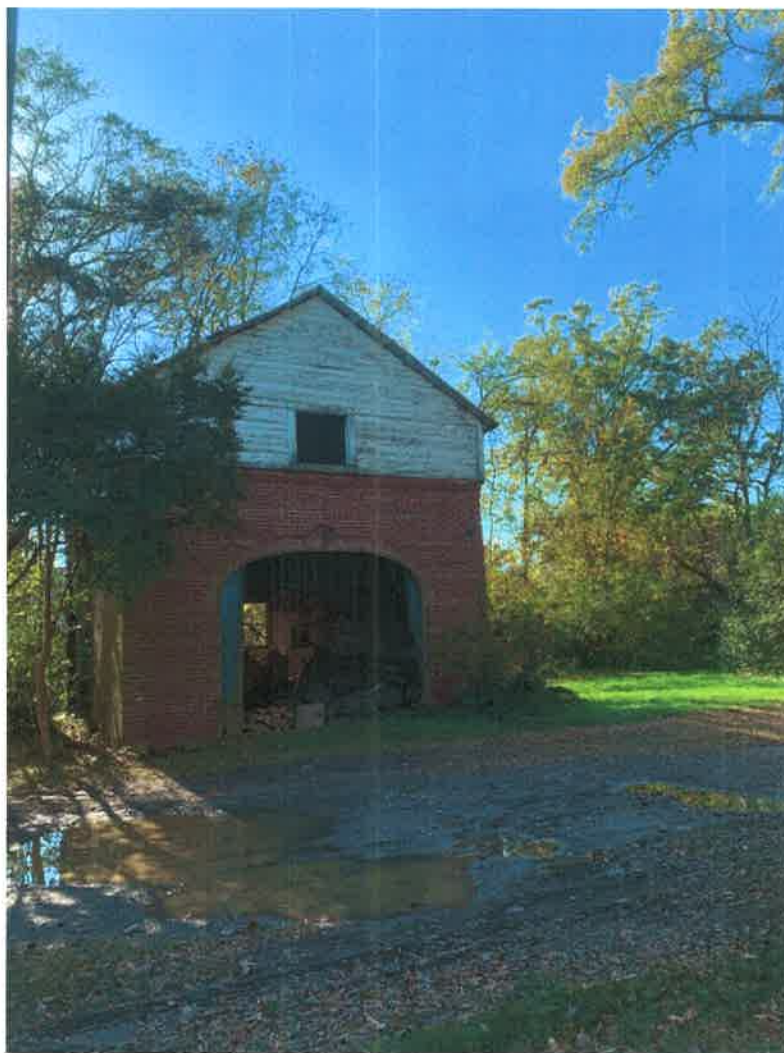
## 2. Brick Carriage House

- a. We are going to attempt to rehab the carriage house
- b. It does have foundation issues
- c. We believe that the building was flat roofed with brick parapet wall and that the gabled roof structure was added later.
- d. We would like to go back to the flat roof

# Site Changes

1. Driveway
  - a. Will be asphalt and location will be as shown on the site plan
2. Landscape
  - a. Plantings around home as shown in the landscape plan
  - b. Overgrowth of magnolias to be trimmed back
  - c. Removal of privet overgrowth in the front yard
  - d. Removal of dead trees and stumps
  - e. Turf grass in front yard
3. Pool
  - a. Swimming pool in rear yard
  - b. Pool to be fenced with black Wrought Iron

COP20-32



Brick Carriage House



View towards South

Historic Preservation Commission Meeting  
 10 N. Public Square  
 December 15, 2020  
 5:30 P.M.

## **I. Opening Meeting**

Call to order by Chairman Frisbee

Present: Greg Frisbee, Becky Carr, Jeff Glover, Vandi White, Brad Galland, Lynne Pritchett

Staff Present: Randy Mannino, Samantha Fincher, Meredith Ulmer, and Keith Lovell

Absent: Larry Gregory

### **1. Call to Order**

### **2. Approval of Minutes**

Chairman Frisbee called for a motion to approve the minutes of the last meeting. A motion to approve the meeting minutes from November 17, 2020 with the correction of the meeting date and the vote count was made by Board Member Glover and seconded by Board Member Carr. Motion carried unanimously. Vote: 5-0. Board Member Galland was absent during this time.

### **3. New Business:**

#### **A. COP20-32: 32 Cassville Rd Scope: Approval/denial of demolition and new construction plans**

Chairman Frisbee called for the next item on the agenda. Meredith Ulmer, Assistant City Planner gave an overview of the application. The applicant wishes to demolish the existing home, carport, smokehouse, and guest quarters. **An effort will be made to save the carriage house.** A new neoclassical style home, with Italianate and Palladian influences is proposed to be constructed on the site of the existing home.

John B. Hudson, owner of Hudson & Company, Inc. and applicant on behalf on Calvin and Tammy Evans came forward in favor of the application. Mr. Hudson explained that the home and accessory structures have been severely neglected. The home suffers from water problems, foundation, and structural issues. The entire mechanical system would need to be replaced. Mr. Hudson and Mr. Evans agreed that the cost to rehabilitate outweighed what could be ever be recouped. Therefore, felt the home and accessory structures needed to be demolished. Pictures of the homes existing condition were provided to the board. The proposed home will fit the neighborhood, size and scale. If unable to save the carriage house, a replica will be constructed in its place.

Chairman Frisbee opened the floor for discussion.

Preston Holloway, 223 W Cherokee Ave came forward against the application. Mr. Preston stated it would be shameful to demolish a home that has been in the neighborhood over 100 years feared if approved it would set a precedent. Homeowners of historic homes should anticipate spending more money to upkeep their property. An inspection of the home prior to purchase would have determined the need for repairs. It is the duty of the residents and Historic Preservation Board to preserve and protect the historic charm of the district.

Chip Shropshire, 39 Cassville Road came forward and stated he has lived in the area for 20 years and felt torn about the application. Mr. Shropshire was pleased with the new home proposal, but also feared a demolition would set a precedent.

Boyd Pettit, 37 Green Street came forward and stated he would love to believe that the home could be restored, but appreciates that the applicant has proposed to build a home that fits the neighborhood. Mr. Pettit thanked the Board for their service.

Becky Champion, 55 Cassville Road came forward against the demolition. She would like to see the home restored. Mrs. Champion thanked the Board for their service.

Calvin Evans, owner of 32 Cassville Road came forward in favor of his application. Mr. Evans stated he does not take lightly of the demolition request as he respects the historic value of the home. His original intent was to restore, but plans have shifted. The proposed home will be very similar to the current home and will keep the historic integrity. Mr. Evans thanked the board and his neighbors.

Chairman Frisbee stated demolition requests are the most difficult to consider and the Board is tasked with a difficult decision. Hardships, and the current condition of the home will be taken into consideration.

Chairman Frisbee opened the floor for the Commission.

Board Member Glover stated he is not thrilled with the demolition request. He would like to see more details of what it would take to restore.

Board Member Pritchett asked Mr. Evans if he has had a second opinion or a cost estimate of the repairs. Mr. Hudson stated he has not provided a cost estimate because it is impossible to predict all the variables that could be uncovered during a restoration.

Board Member Galland stated he walked through the property in the past and confirmed it was in rough shape.

Board Member White stated the once beloved home had lost its integrity over the years after all the additions and became a burden. The proposed home fits and doesn't take away from the historic charm.

The Board discussed that they would handle the application as two requests. The demolition, and whether the proposed home is compatible.

Keith Lovell, City Attorney reminded the Board they have 45 days to take action upon receiving application. The application was accepted November 20, 2020 so it may not be practical to hold another meeting within the 45 days due to the approaching holidays. If they feel as if they do not have enough information, they will need to deny the application and ask for a re-submittal.

Board Member White made a motion to approve the demolition of all structures on the property. Motion was seconded by Board Member Galland. Motion carried. Vote: 4-2. Board Member Carr and Glover opposed.

Mr. Hudson came forward and stated the proposed home will be influenced by the original time period. Not much dirt will be disturbed, as the new home will be in the same location. The current home is 5,700 square foot and the proposed home is 6,200.

Michael Tidwell, 23 Cassville Road came forward and stated it was a beautiful plan but was concerned with the proposed fence around the perimeter. Mr. Hudson said the fence was withdrawn from the original application submittal. The only fence on the property will be around the pool, because it is required.

Becky Champion came forward and asked if there was any language that could be added to the approval that would condition the approval to be site-plan specific.

Board Member Carr made a motion to approve the application as submitted with the condition that there will be no fencing around the perimeter and the approval is site plan specific. Motion carried. Vote:5-1. Board Member Glover opposed.

Mr. Lovell stated the applicant will need to make sure the site plan complies with zoning standards.

**4. Staff or Commission Comments**

Mrs. Ulmer stated Lillie Read, Downtown Development Director will attend the next Historic Preservation Meeting to discuss an upcoming art project.

Mr. Mannino stated David Hardegree, City Planner is doing exceptionally well for the circumstances and hopes to return to work in January.

**5. Adjourn**

Chairman Frisbee adjourned the meeting.at 7:15 p.m. The next scheduled Historic Preservation meeting is Tuesday, January 19, 2020 at 5:30 PM.

/s/   
Greg Frisbee  
Chairman

Cartersville Historic Preservation Commission

CERTIFICATE OF PRESERVATION APPLICATION



\*Applicant: Calvin Evans / aka Brandon Bowen  
 Project Address: 32 Cassville Rd.  
 Mailing Address (if different than project address):  
15 S. Public Sq. Cartersville 30120  
 Phone: 770 / 387-1373  
 Email: bbowen@jbswpc.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.

PROJECT INFORMATION

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 Reconstruction of Accessory Dwelling

Start Date: \_\_\_\_\_

Anticipated Completion: \_\_\_\_\_

Contractor/Consultant/Architect: J.B. Hudson

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 \_\_\_\_\_ Signature \_\_\_\_\_

Office Use Only

Case Number 23-13  
 Date Received 3/30/23  
 Contributing N: 2023  
 Zoning R2-20  
 Legal Advertisement 4/11/23  
 Notified Adjacent \_\_\_\_\_  
 HPC Hearing 4/18/23  
 HPC Decision \_\_\_\_\_  
 COP Expiration \_\_\_\_\_  
 Project Completion \_\_\_\_\_  
 Tax Parcel COC-0016-007

## APPLICATION CHECKLIST

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

### New Buildings and New Additions

- site plan
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- floor plan
- landscape plan (vegetation not required)
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### Site Changes – Signs

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### 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]

*See Attached*

## PRECEDENCE OF DECISIONS

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# JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

Item 2.

FRANK E. JENKINS, III  
BRANDON L. BOWEN  
ROBERT L. WALKER  
ERIK J. PIROZZI  
ELLIOT T. NOLL  
C. KIMBERLY PRINE  
MARK J. BLOUNT

15 SOUTH PUBLIC SQUARE  
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE  
(770) 387-1373

FACSIMILE  
(770) 387-2396

www.jbwpc.com

March 30, 2023

## VIA HAND DELIVERY

Mr. David Hardegree  
City Planner  
City of Cartersville

RE: 32 Cassville Road

Dear David,

As you know, the existing carriage house at 32 Cassville failed during the construction work on the property. Mr. Evans wishes to rebuild the structure in the manner shown on the attached drawings. I understand from you that both a certificate of appropriateness and variance is required for that work to be completed. As the plans show, Mr. Evans desires to rebuild the structure in a manner that is both consistent with the traditional use of the property and the historic design elements of the historic district, and we believe it would be both unreasonable and unconstitutional to deny these applications. I am enclosing both an application for HPC certificate of appropriateness and BZA variance application, along with the required fees for application and notice.

Thank you for your assistance.

Very truly yours,

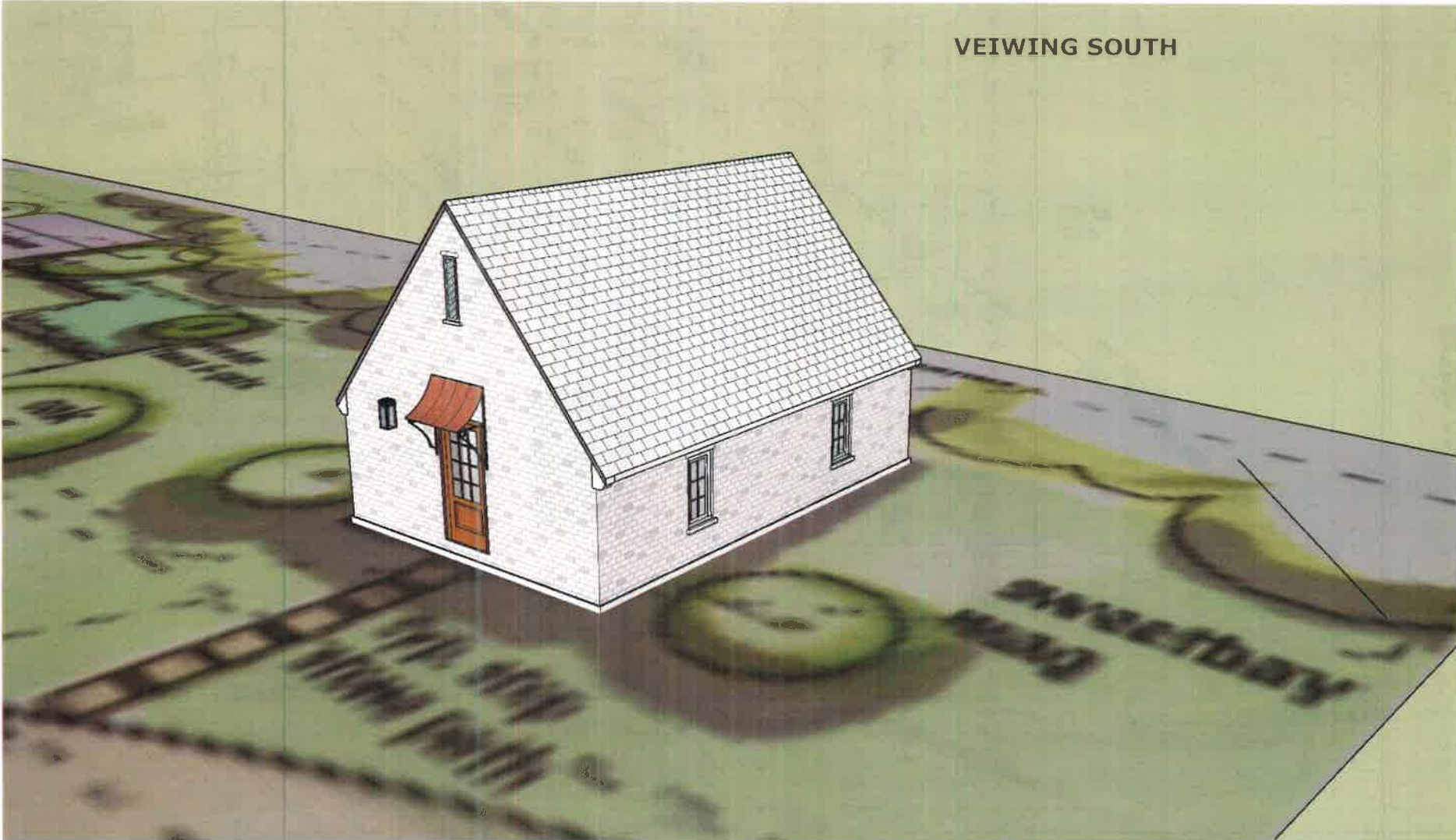
JENKINS, BOWEN & WALKER, P.C.

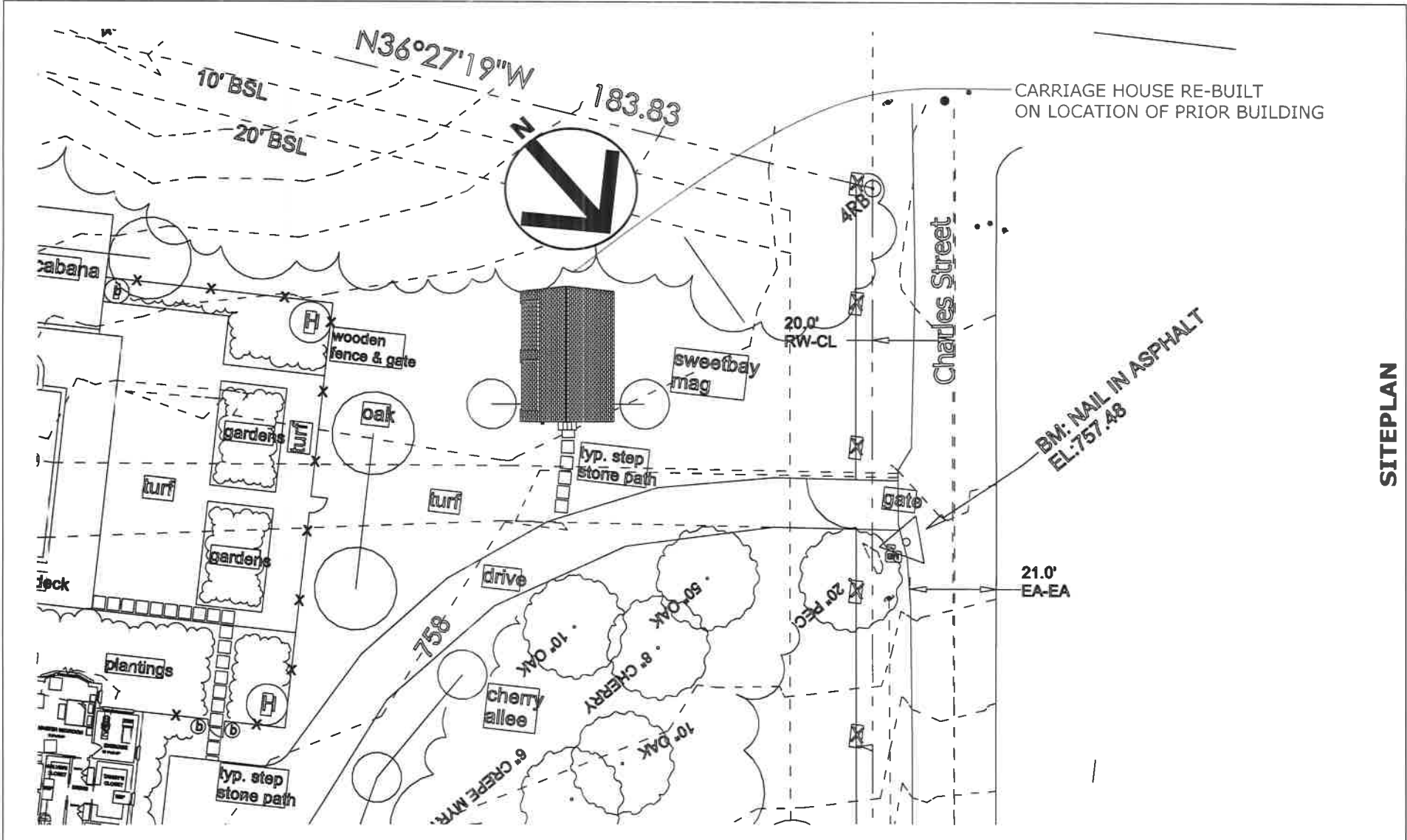


Brandon L. Bowen

Enclosures

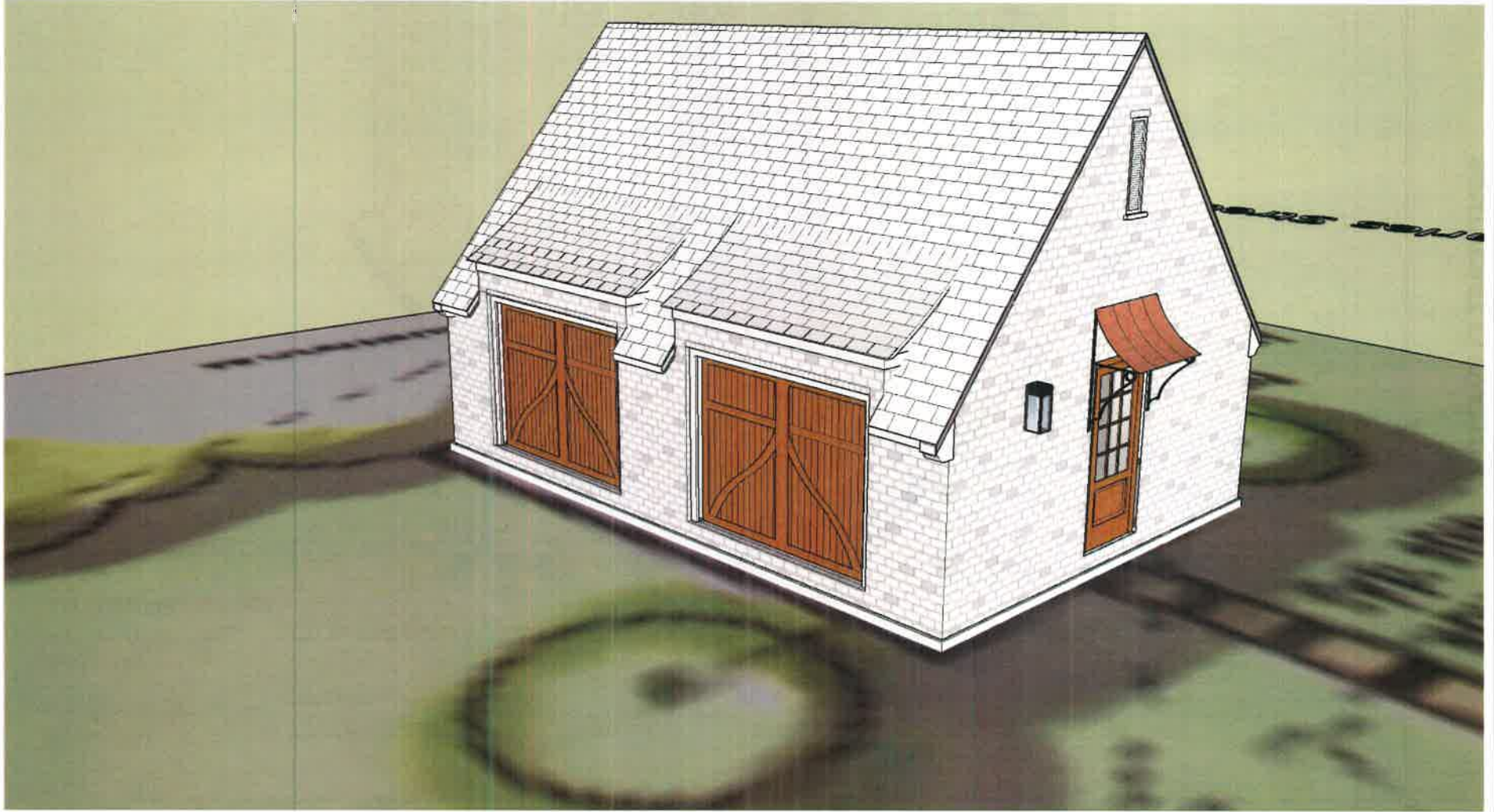
VEIWING SOUTH





SITEPLAN

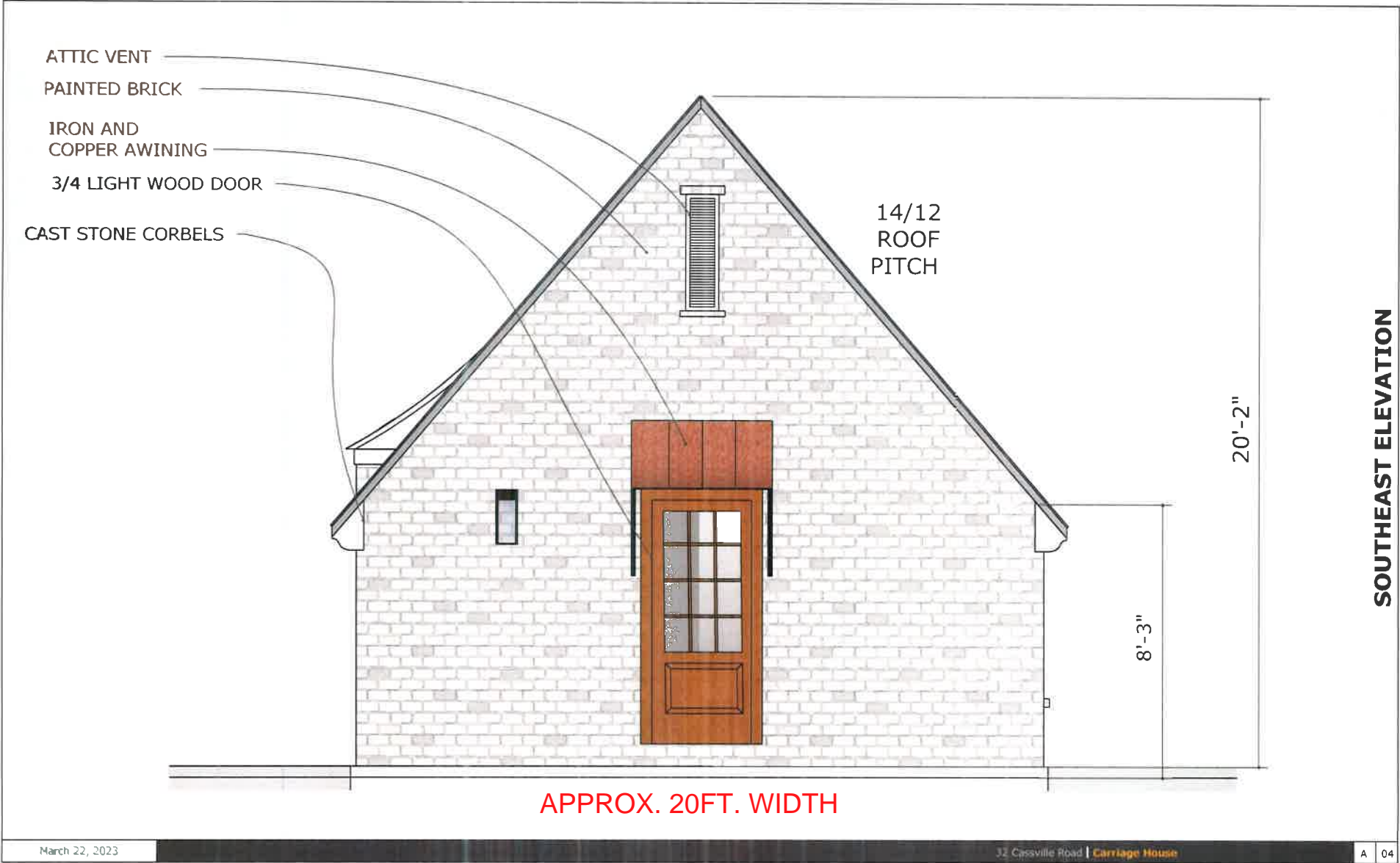
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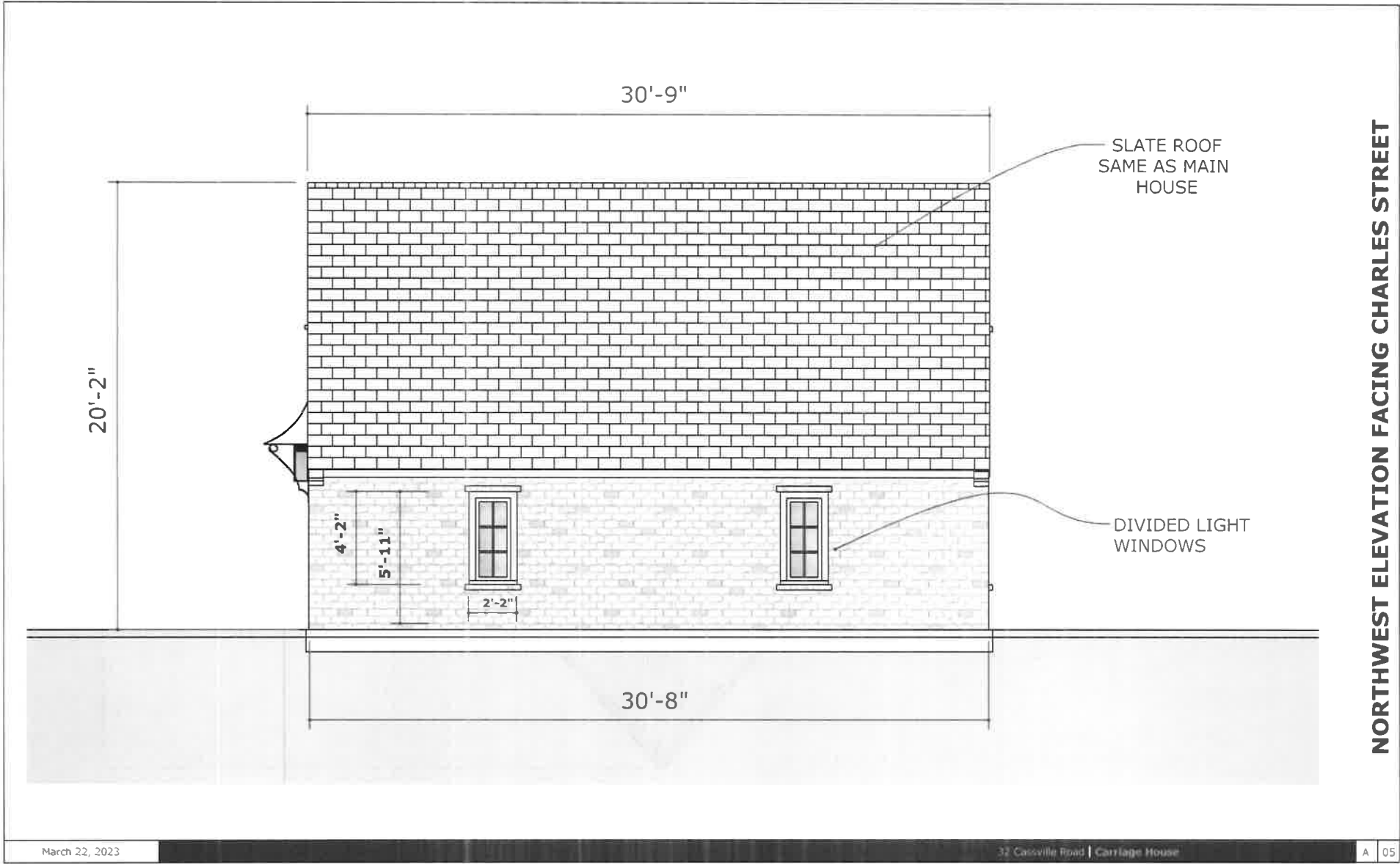


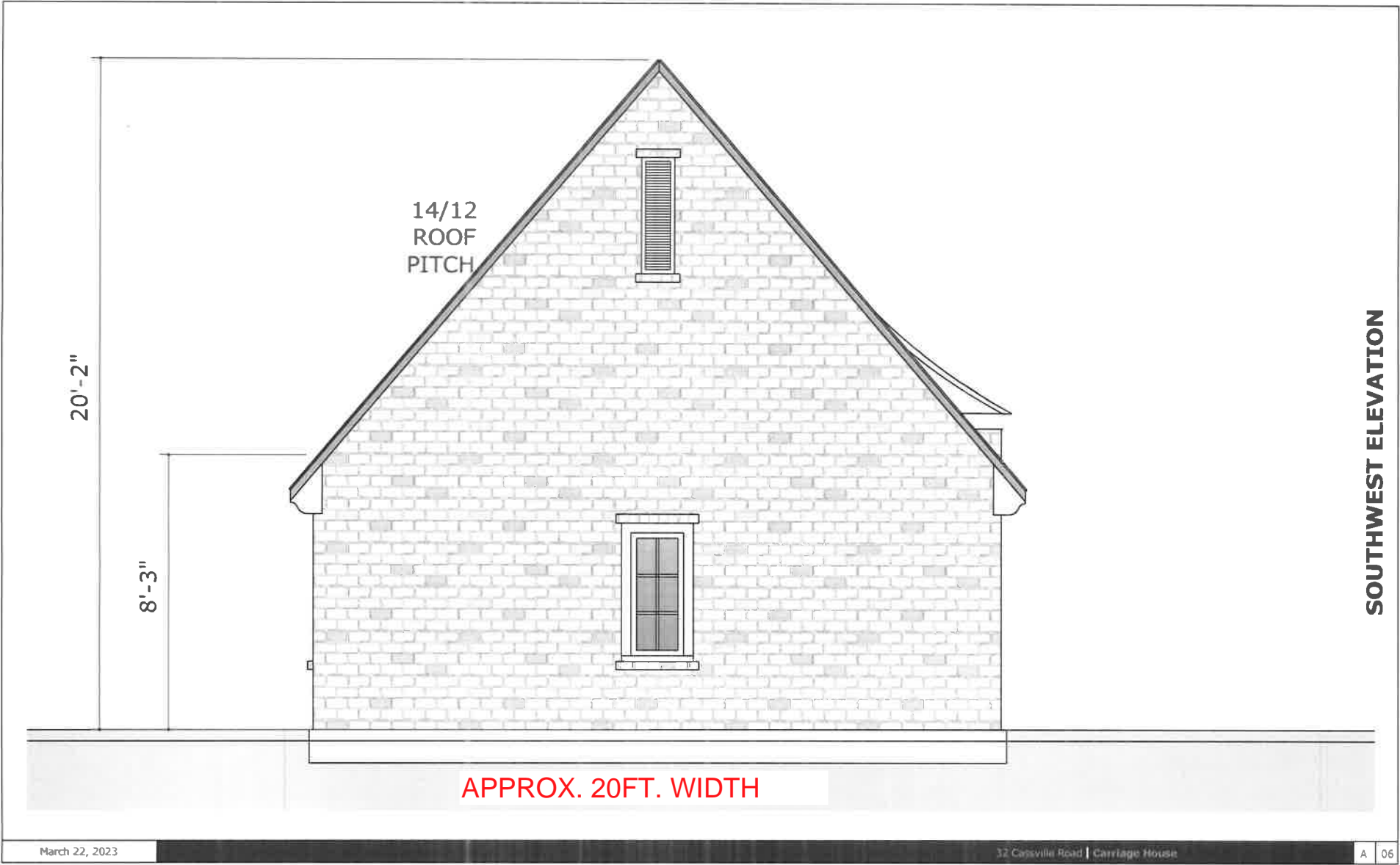
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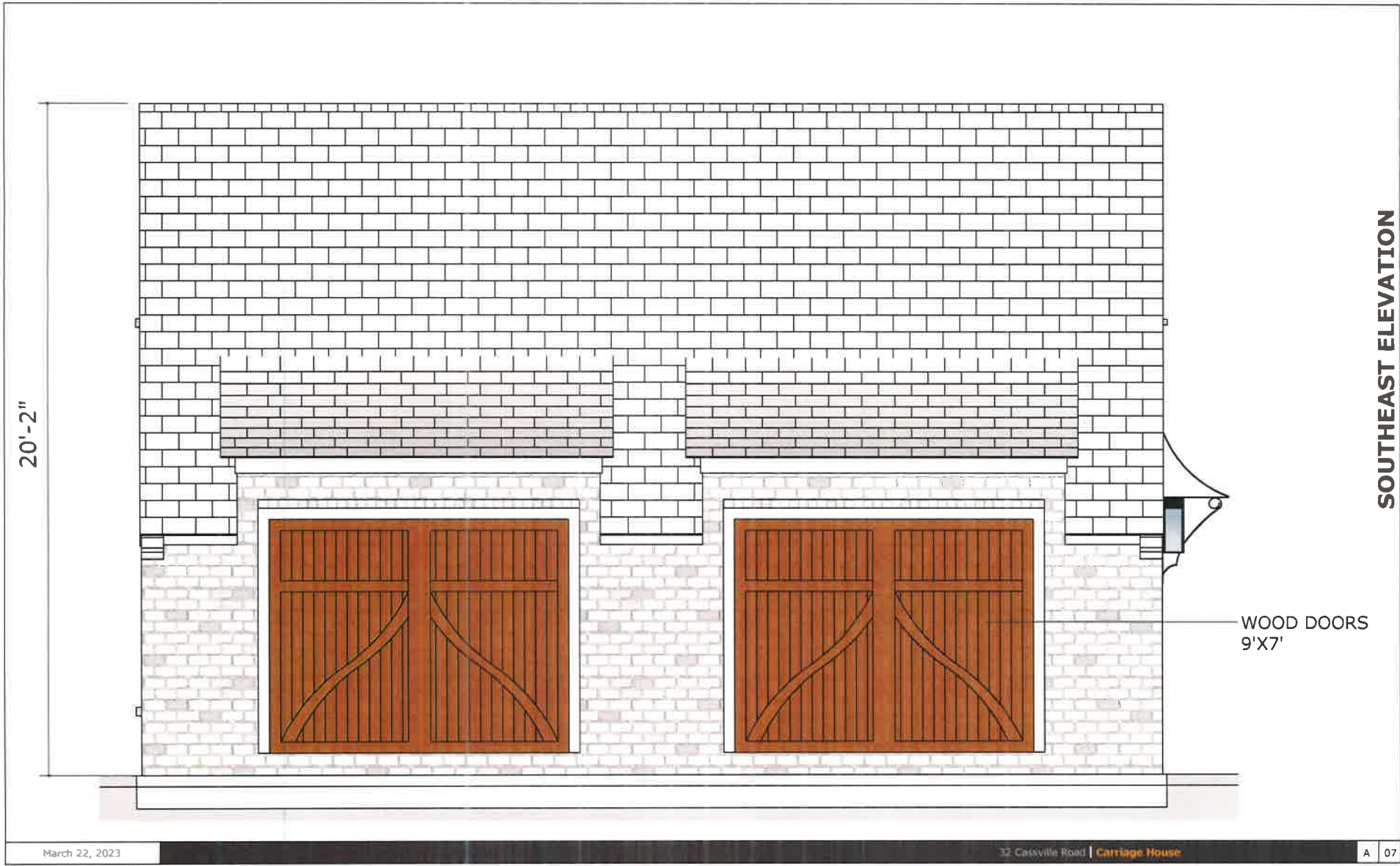
32 Cassville Road | Carriage House

A 03









20'-2"

SOUTHEAST ELEVATION

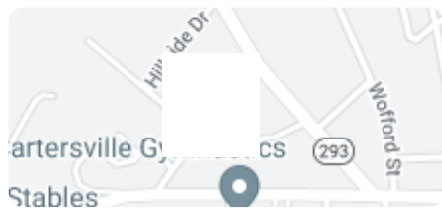
WOOD DOORS  
9'X7'





Cartersville, Georgia  
Google Street View  
Jun 2022 See more dates

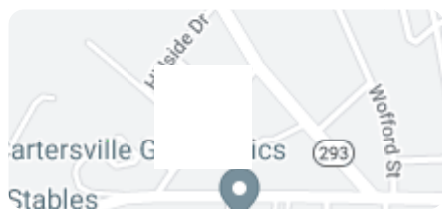
Image capture: Jun 2022 © 2023 Google



Cartersville, Georgia  
Google Street View  
Jun 2022 See more dates



Image capture: Jun 2022 © 2023 Google



Cartersville, Georgia

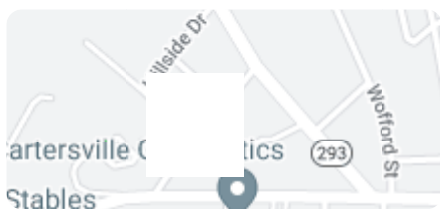
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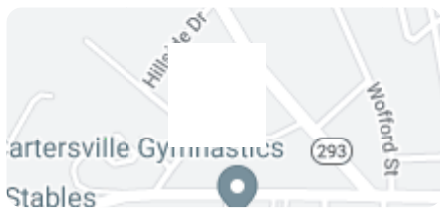
Image capture: Jun 2022 © 2023 Google



Cartersville, Georgia  
Google Street View  
Nov 2007 See latest date



Image capture: Nov 2007 © 2023 Google











## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	April 18th, 2022
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP23-14. 120 S Gilmer St. Applicant: MTC Properties, LLC
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	MTC Properties, LLC purchased the property 2 years ago and now owns both properties comprising the “triangular” shaped area between E Main St, Gilmer St, and Tennessee St. Exterior modifications were required for new tenants. This application is to review the exterior modifications after-the-fact.
<b>LEGAL:</b>	N/A





<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 23-14

**HPC Meeting – 4/18/23**

**Application Information**

Address: 120 (S.) Gilmer Street  
 Applicant: MTC Properties, LLC. Rep: Gary Temples  
 Historic District: DBD  
 Zoning: DBD  
 Setbacks: Front= oft. Rear= oft. Side=oft.

Brief Description: Multiple exterior modifications for new tenants

**Applicable Guidelines to Consider- Ord. Sec. 9.25- 52**

<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. 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
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
<input checked="" type="checkbox"/>	PART ONE: General Guidelines for Structures Contributing to the District.
	PART TWO: Guidelines for New Construction

**Project Tasks:**1. General Building Items

- A. Paint unpainted brick on 3 sides of building.
- B. Remove (4) fabric awnings.
- C. Paint metal mansard roof panels
- D. Paint previously painted architectural block, rear wall (maintenance).
- E. Caulk and paint metal window frames (maintenance).

2. For 100 suite side of building (Gilmer St):

- A. Remove right side door and side lights with roll-up door.
- B. Remove left side double doors, commercial style, with side light and replace with new double doors, half-light.
- C. Add board and batten around double doors to fill previous window openings.

3. For 200 suite side of building (Tennessee St):

- A. Remove siding over Tennessee St windows (west facing).
- B. Remove (1) window and brick window opening on Tennessee St side.
- C. Replace (1) door and (2) side-light windows with roll-up door.
- D. Remove siding over window.
- E. Remove door and window on east side of bump-out and brick both openings.
- F. Remove door and (4) windows on south side of bump-out (front building face) and replace with double doors, new window sill and board and batten to fill previous window openings.
- G. Remove siding over windows west side of bump-out.

**Staff Comments:****History of the Property:**

Conflicting information exists in the Historic District records. District records at the time of district adoption (2004) show this property addressed as 120 S. Tennessee St. and identified it as “Contributing.” No records were found for 120 Gilmer St. or S. Gilmer St.

Current tax records do not show a 120 S. Tennessee St. address, but do show a 120 Gilmer St. address for this property. Tax records show this property was constructed c. 1945. There is no GHRS for this property under either address.

The Historic District property owner record and Tax Assessor history both show “William H. Wheeler” as the owner in 2004 and 2012, respectively. No other records listing Mr. Wheeler as a property owner of adjacent property addresses have been found.

Staff believes that 120 S. Tennessee St. and 120 (S) Gilmer St. are the same property; therefore, per the historic district records, the property is determined to be historic, contributing.

Previous COPs:

COP13-01 (Including 117 S. Tennessee St): Commercial renovations for restaurant incl. doors, windows, awnings. Approved 2-12-13 and 3-19-23 (revision).

**Analysis of the COP:**

The building is historic, contributing.

Exterior modifications were observed by staff on 4/4/23. A Stop Work Order was posted. The applicant immediately contacted staff to discuss. An on-site meeting was held on 4/5 to discuss the modifications and walk the property. The HPC application was received 4/10. Interior renovations were allowed to continue. Due to inclement weather, exterior openings were allowed to be enclosed or sealed. All other exterior modifications were suspended until the HPC meeting.

The applicant purchased this property and the adjacent property to the north, 103 E Main St (formerly Southern with Grace) in 2021. His intent was to make the entire triangular block attractive, inviting, and uniform in appearance. Two structures are on the 103 property-Buildings 103(c.1968) and 117 (c.2006). One structure is on the 120 property (c.1945). All structures are brick or decorative block with metal mansard roof panels. The 103 and 117 buildings were painted white in 2006 based on images and the approval letter provided with COP06-08. Modifications to the 103 building were reviewed and approved by the HPC on 7-17-18, COP18-16.

To provide the office functionality required by the tenant/s and to achieve the uniform appearance with the 103 property, the applicant made the modifications provided under project tasks.

Generally, the old awnings were removed and entry doors with sidelight glass panels were removed, modified or replaced with rollup doors. Some window and door openings were enclosed with brick. Other windows, that had been covered by siding, were exposed. The metal roof panels were painted as well as the decorative block on the rear of the building which was previously painted, probably with COP06-08. The unpainted brick on the remaining (3) walls was painted white to match the buildings on the 103 property. An acrylic latex paint was used which is a paint suitable for masonry surfaces.

Given the significant changes to the property and buildings over the years in the triangular block, some of which have been approved by the HPC, staff has no opinion on the appropriateness of the exterior modifications for this building.

**Commissioners Work Sheet****Materials:**

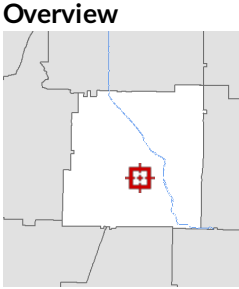
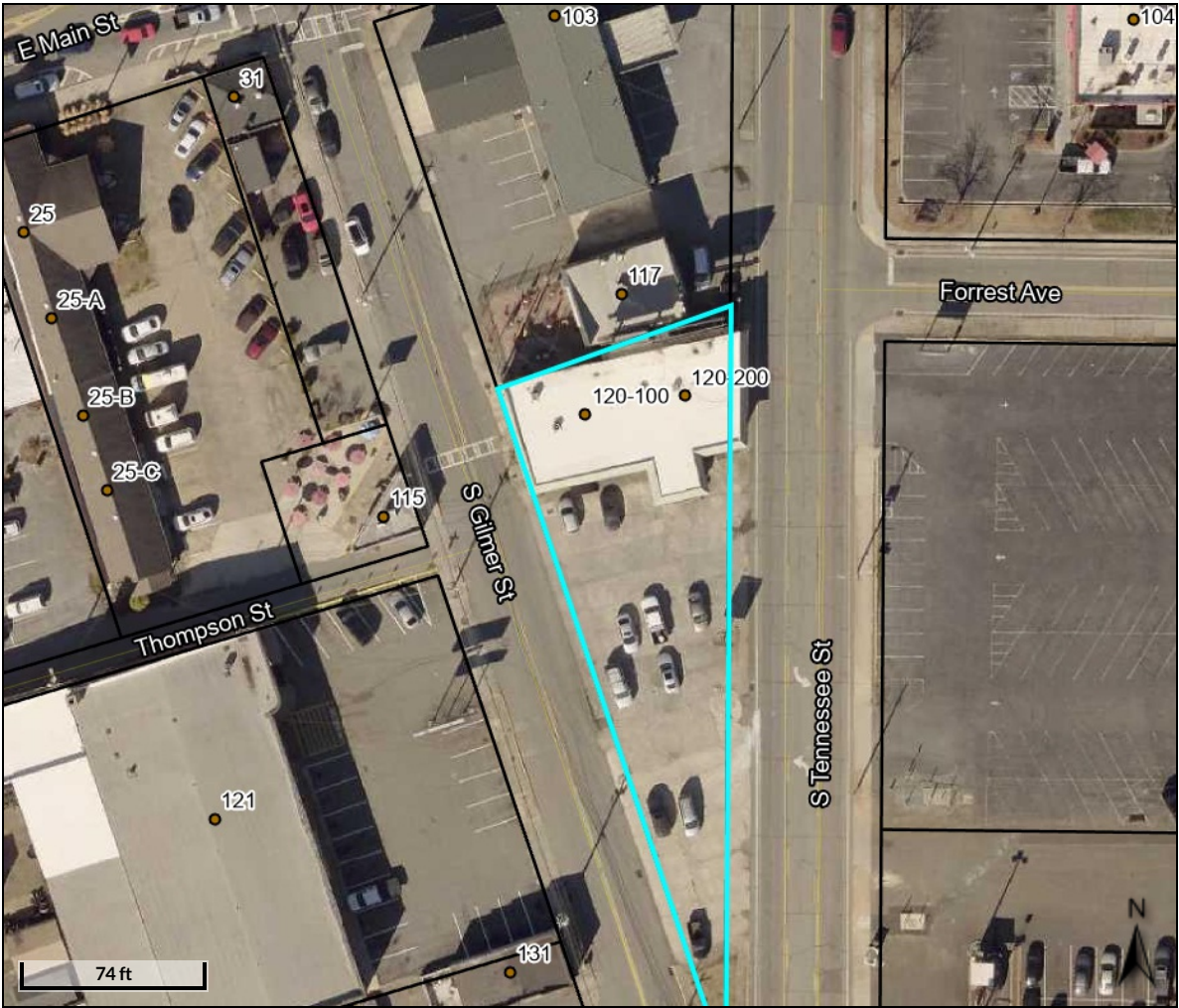
	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	Metal	
Siding	Vinyl/ brick	Brick
Windows	Metal	Metal
Doors	Wood/metal	Wood/metal
Exterior Lighting		
Foundation	Concrete Slab	
Awning	Fabric	None
Entrance		
Gutters		
Ornamentation		

**Hardscaping**

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

Parcel ID	C001-0019-004	Alternate ID	31955	Owner Address	MTC PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	Commercial		PO BOX 1733
Property Address	120 GILMER ST	Acreage	0.31		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 482 D 4				

(Note: Not to be used on legal documents)

Date created: 4/14/2023  
 Last Data Uploaded: 4/13/2023 8:57:30 PM

Developed by Schneider  
 GEOSPATIAL

**Sec. 9.25-52. Downtown Business Historic District.**

The City Council of the City of Cartersville adopts the Downtown Business Historic District as indicated herein.

(a) *Boundaries.* The boundaries of the Downtown Business Historic District are as follows:

Begin at the point of intersection of the northern right-of-way of Leake Street with the Eastern right-of-way of S. Bartow Street, said point being the Point of Beginning.

Thence along the northern right-of-way of Leake Street to the point of intersection with the western right-of-way of S. Tennessee Street; thence along the western right-of-way of S. Tennessee Street and N. Tennessee Street to the point of intersection with the northern right-of-way of Church Street, thence along the northern right-of-way of Church Street to the point of intersection with the western right-of-way of Gilmer Street; thence along the western right-of-way of Gilmer Street to the point of intersection with the northern property line of Bartow County Tax Parcel C00100001004; thence along the northern property line of Bartow County Tax Parcel C00100001004 and C00100001001 to the point of intersection with the eastern right-of-way of Railroad Street a/k/a Museum Drive; thence along the eastern right-of-way of Railroad Street a/k/a Museum Drive to the point of intersection with the southern right-of-way of Church Street; thence along the southern right-of-way of Church Street to the point of intersection on the southern right-of-way of Church Street with western property line of Bartow County Tax Parcel C00200014001; thence along the eastern property line in a southerly direction to the point of intersection with the southern right-of-way of W. Cherokee Avenue being approximately 335 ' and being the point of intersection of the with the western property line of Bartow County Tax Parcel C00200013004; thence along the southern right-of-way of W. Cherokee Avenue to the point of intersection with the western right-of-way of Noble Street; thence along the western right-of-way of Noble Street to the point of intersection with the northern property line of Bartow County Tax Parcel C00200012002; thence along the northern property line of Bartow County Tax Parcels C00200012002, C00200012013, C00200012012, and C00200012011 to the point of intersection with the eastern right-of-way of N. Bartow Street; thence along the eastern right-of-way of N. Bartow Street and S. Bartow Street to the point of intersection with the northern right-of-way of Leake Street, said point being the Point of Beginning.

(b) *Designation of contributing/non-contributing property owners list.* The following is a list of all properties and property owners of the Downtown Business Historic District and designation of each property as contributing or non-contributing pursuant to the City of Cartersville Historic Preservation Ordinance.

\*Status N - Non Contributing C-Contributing

Business Name	Alt Address	Status*
Lancaster Attorney	109 E. Church St	N
Elite Hair	135 W. Main St.	C
Main St. Antiques	125 W. Main St.	C
Patcharee Thai	19 Public Square	C
Booth Western Museum	501 Museum Drive	N
Anverse Inc.	6 E. Church St	C
Bartow History Museum	13 Wall St.	C
Foundation Science Center	1 N. Gilmer St.	C
Ross and Sons Cafe	17 Wall St.	C
Theater	5 Wall St.	C
Theater Dressing Room	2 N. Gilmer St.	C

Theater Lobby	3 Wall St.	C
Theater Space	1 Wall St.	C
WBHF	11 Wall St.	C
Greene & Greene	100 W. Main St.	C
Jordon Scott Salon	30 W. Main St.	C
Edward Jones Investments	31 Public Square	C
Franklin Travel	19 S. Gilmer St.	C
Occupant	102 W. Main St.	C
Occupant	103 W. Main St.	C
Edward Jones	31 Public Square	C
George F. Willis Realty	29 Public Square	C
Hudson Construction	23 Public Square	C
Smith & Smith Civil Engineering	21 Public Square	C
Sulzer	25 Public Square	C
Bank of America	102 E. Main St.	C
Occupant	101 S. Erwin St.	C
Drive-Thru	21 Leake St.	C
Bridges Insurance Agency	23 Wall St.	C
Psycho Sisters	17 E. Main St.	C
Summey's	145 W. Main St.	C
Occupant	178 W. Main St.	N
Koo Karate	41 Public Square	C
Occupant	43 Public Square	C
Chamber Building	122 W. Main St.	N
Georgia International Life	17 Public Square	C
Occupant	121 Leake St.	C
Craft Corner / Wall to Wall Frames	14 Wall St.	C
Occupant	16 S. Erwin St.	N
Occupant	25 W. Main St.	C
Occupant	28 E. Main St.	C
Occupant	30 E. Main St.	C
Antonino's	28 Wall St.	C
Embroidery	26 W. Main St.	C
Inside Out	16 Wall St.	C
Morgan Stanley Dean Whitter	26 Wall St.	C
Rush Home	18 W. Main St.	C
Tattoo	24 E. Main St.	C
W-D Archery	16 W. Main St.	C

Business Name	Alt Address	Status*
Fast Page	32 E. Main St.	C
AutoPro Title Pawn Inc.	2 N. Tennessee St.	N
Taco & Sub	4 N. Tennessee St.	N
Young's	2 W. Main St.	C

Greg's Pawn Shop	17 E. Church St	C
Southern Voice and Data	9 S. Gilmer St.	C
Kim's Antiques	129 W. Main St.	C
Bartow Loan	108 W. Main St.	C
Candlewick Book Store	21 Wall St.	C
Cartersville Sewing and Vacuum Center	6 Wall St.	C
Hair Today	18 Wall St.	C
Occupant	12 Wall St.	C
Lowery Dental	13 N. Erwin St.	C
Occupant	148 W. Main St.	N
Ed Dickey's Realty	163 W. Main St.	C
Occupant	199 S. Erwin St.	N
Specialty Accounting	29 W. Main St.	C
Nelson's Appliance	162 W. Main St.	N
Occupant	152 W. Main St.	N
Occupant	114 Cherokee Ave.	C
Occupant	121 W. Main St.	C
H & K Golf	131 S. Gilmer St.	N
Occupant	5 S. Gilmer St.	C
Katrina's Nails	115 S. Gilmer St.	N
Coldwell	25 E. Main St.	C
City Cab	17 Noble St.	N
H. Danial Insurance	15 S. Gilmer St.	C
Thrift Store	13 Public Square	C
Haigler Systems	26 E. Church St	C
Cartersville Pawn	134 W. Main St.	N
Wade Evertt Attorney	127 W. Main St.	C
Stained Glass	10 W. Main St.	C
Ga. Probation	123 W. Main St.	C
Nelson's Home Furnishings	162 W. Main St.	N
Iris Cleaners	139 W. Main St.	C
Occupant	24 W. Main St.	C
Warehouse	103 Railroad St.	N
Angel's	151 W. Main St.	C
Wall Street Cigars	10 Wall St.	C
Foxgloves	114 W. Main St.	C
Let's Roll / Foxgloves	110 W. Main St.	C
Tonsmeire	29 Wall St.	C
Village Porch Cafe	25 Wall St.	C
Appalachian Grill	16 E. Church St.	C
Carpets by Gregory	21 E. Main St.	C
Cartersville Antique Gallery	9 E. Main St.	C
Foxgloves	112 W. Main St.	C
John Lewis	11 E. Main St.	C
Kathy's Beauty Salon	15 E. Main St.	C
Main St. Books & Coffee	5 E. Main St.	C
Meg Pie Collection	10 E. Church St	C



Occupant	119 W. Main St.	C
Occupant	22 E. Church St.	C
P. Cole Law PC	12 S. Erwin St.	C
Pauper & Prince	12 E. Church St.	C
Periwinkle	24 E. Church St.	C
Shaving Gallery	18 E. Church St.	C
Shaving Gallery	20 E. Church St.	C
The Herb Shop	19 E. Main St.	C
Jenkins and Olson	15 Public Square	C
4-Way	31 E. Main St.	C
Church Shop	21 W. Main St.	C
Primerica	105 W. Main St.	C
Occupant	32 W. Main St.	C
Starr - Mathis Ins.	34 W. Main St.	C
M. F. McCord	123 Leake St.	C
Howard Insurance	11 S. Gilmer St.	C
Yoga Center	18 S. Erwin St.	C
Harry Daniel Insurance	13 S. Gilmer St.	C
Occupant	3 E. Main St.	C
Eagles	28 W. Main St.	C
Love Joy	20 W. Main St.	C
Occupant	162 W. Main St.	N
E. D. Jones	1 S. Gilmer St.	C
Storage for Theater	8 E. Cherokee St.	C
Occupant	21 E. Church St	C
Peoples Financial	8 N. Tennessee St.	C
Dabbs Realty	13 S. Gilmer St.	C
Supervisor Services	113 S. Erwin St.	C
J. Brandon	5 Public Square	C
Pheonix Screen Printing	39 Public Square	C
The Gallery	14 W. Main St.	C
Moon River Cafe	101 W. Main St.	C
Moon River Cafe	13 S. Erwin St.	C
Occupant	6 Wall St.	C
Occupant	8 Wall St.	C
Taylor Farm Supply	11 Leake St.	N
Turner's Cleaners	155 W. Main St.	C
Peachtree Planning	111 Leake St.	C
Franklin Furniture	144 W. Main St.	N
Occupant	107 Leake St.	C
Occupant	100 W. Church St.	C
Occupant	109 W. Church St.	C
Occupant	117 Leake St.	NC
Quizno's	20 Wall St.	C
Neel Law Firm	132 W. Cherokee St	C
W.M. Furniture	2 Wall St.	N
Occupant	16 W. Main St.	C

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(Supp. No. 26)

W. Cetti Law Firm	10 S. Erwin St.	C
Mission Tire	121 S. Gilmer St.	C
Occupant	120 S. Tennessee St.	C
Akin's Law Office	11 Public Square	C
Akin's Law Office	9 Public Square	C
Boyd Pettit Attorney	11 S. Erwin St.	C
Occupant	139 Leake St.	C
White, Choate, Watkins Attorney	100 W. Cherokee	N



- (c) *Overlay map.* The zoning map of the City of Cartersville shall be amended to show the Downtown Business Historic District as an overlay on said zoning map and said overlay on said zoning map and said overlay shall be designated as the H-1DBD Historic District.
- (d) *Design standards.* The following design standards are adopted for the Downtown Business Historic District:

CARTERSVILLE  
HISTORIC PRESERVATION COMMISSION  
DOWNTOWN BUSINESS HISTORIC DISTRICT  
GENERAL STANDARDS

INTRODUCTION

The following Downtown Business Historic District Design Standards are intended to identify the character-defining features of a site or structure used in determining the compatibility of the proposed alteration, repair, renovation, rehabilitation or restoration of an existing structure or the construction of a new structure regarding the appropriateness of the size, location, materials, style, rhythm, and any other quality deemed as contributing to the character of a historic property or structure as determined by the Historic Preservation Commission (Commission).

For items not addressed by the following standards or guidelines, the Commission will refer to the *U.S. Department of the Interior, Secretary of the Interior Standards for the Treatment of Historic Properties*, latest edition, for guidance.

Preservation of character-defining elements of historic buildings is a priority, and alterations and repairs should accurately represent the historic qualities of the buildings. Original documentation shall be used for restoration work, if available. Where original documentation is unavailable, interpretations of similar elements that occurred in the area may be considered.

In filing for a Certificate of Preservation all standards shall be complied with and so demonstrated on said application and supporting documentation. Guidelines, as indicated herein, may or may not be demonstrated in the application or supporting documentation for a Certificate of Preservation. Maintenance recommendations, if any, are included for informational purposes only and are not required to be included in an application for a Certificate of Preservation and as such shall not be considered by the Commission in reviewing said applications.

PART 1—EXISTING STRUCTURES:

1. *Changes in use:*  
A change in use is not regulated, but every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.
2. *Original design character:*

Adhere to the original design character of the building. Analyze the building to determine which elements are essential to its character. Do not alter the structures' facade to make it appear newer or older than it actually is. The historic character of the Downtown Business Historic District should be expressed.

3. *Historical changes:*

Preserve older alterations that have achieved historic significance. An example is an addition or entryway that was added to the original building early in its history. More recent alterations that are not historically significant may be removed.

4. *Plan and implement strategies:*

- A. Evaluate the historic property and create a plan for implementing strategies for preservation, rehabilitation, restoration, reconstruction, alterations to the exterior, and additions.
- B. Rehabilitation work shall not destroy the distinguishing character of the structure. Match the original material when feasible. Alternative materials shall be considered by the Commission. Deteriorated architectural features shall be repaired, rather than replaced, whenever possible. Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material using recognized preservation methods whenever possible. Alternative materials shall be considered by the Commission.
- C. Replacement of missing architectural elements shall be based on accurate duplications of original features. In the event replacement is necessary, the new material shall match that being replaced in design, color, texture, and other physical qualities. The design shall be substantiated by physical or pictorial evidence.
- D. Where reconstruction of an element is impossible because of lack of historical evidence, a new design that relates to the building in general size, scale and material shall be considered using design elements that reflect the building's style.
- E. During repair or rehabilitation, protect and maintain historic features that survive in generally good condition. Treatments include rust removal, caulking, sealing and repainting. Original materials and details that contribute to the historic significance of the structure shall be preserved.
- F. When disassembly of a historic element is necessary for its rehabilitation, one shall use methods that minimize damage to the original materials. Devise methods of replacing the disassembled materials in their original configuration.

5. *Roofs:*

- A. Preserve original pitch and shape of the roof forms where they contribute to the historic character of the building. Replace existing roof materials with the same type of material where it is visible from the street unless an alternative material is approved by the Commission. Rooftop mechanical systems, satellite dishes, and similar devices shall be unobtrusive and located out of public view unless approved by the Commission.
- B. Maintain historic chimneys.
- C. Do not remove ornamental roof features.
- D. Do not use shingled, mansard roofs.

6. *Cornices:*

- A. A cornice is the decorative strip along the top of most historic commercial buildings. It caps off the facade physically and visually. Cornices are usually constructed of brick, wood, cast iron, or sheet metal, and occasionally, the horizontal supporting beam acts as a cornice.
  - B. Original cornices shall be preserved. Damaged cornices shall be repaired without disturbing the rest of the cornice, using like materials, unless an alternative material is approved by the Commission.
7. *Upper fronts:*
- A. The upper front of a building is the section of the facade above the main storefront. Do not fill in upper window openings.
  - B. A second story addition shall maintain the historical architecture of the building. The addition of a front porch or balcony where none existed previously is prohibited unless approved by Commission.
8. *Facades:*
- A. The basic commercial facade consists of two (2) main parts: the storefront and entrance with display windows; and the upper front, usually with regularly spaced windows and a cornice. The storefront and upper front are visually important.
  - B. The elements of the facade shall be retained as closely as possible to those of the original structure, using existing original materials unless an alternative material is approved by the Commission.
  - C. If parts of the facade are missing, design and reconstruction shall be based on historical, pictorial, or physical documentation. When documentation is unavailable, a new design for a missing element shall be compatible with the size, scale, and material of the historic building.
9. *Exterior walls:*
- 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.
  - B. Maintain historic exterior materials. As part of a renovation, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.
  - C. Maintain historic exterior materials. As part of maintenance, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.
10. *Storefronts:*
- A. Common historic storefront design consists of large, thinly framed windows and a recessed entrance. Frequently, there is a cornice at the top of the storefront to separate it from the upper facade, and low bulkheads at the base of the storefront to protect the windows and define the entrance.
  - B. Historic storefronts shall be repaired rather than replaced or covered. Retain historic elements, such as bulkheads or cast iron columns. Storefronts can consist of a variety of materials similar to those of the rest of the building. If replacement of elements is required, new materials shall

match the original in placement, composition, design, texture and other visual qualities. The frame can be wood, cast iron, or anodized aluminum. Bulkheads are generally wood panels, aluminum-clad plywood, polished stone, glass, or tile.

- C. Where the original storefront no longer exists, replacement shall be based on historical research, physical or pictorial evidence, and be compatible with nearby historic buildings. One shall not extend the storefront out of its place in the facade. It should be in the same plane as the upper facade and shall not extend beyond the original opening.
  - D. One shall retain transom windows, reopening previously covered transoms whenever possible. One shall not enclose, replace the window type, cover, or install air conditioning units in transom windows.
11. *Exterior details:*
- A. Details can be some of the most striking elements of a building's facade. Since the design and size of many commercial buildings are quite similar, their unique decorations should be noted and preserved.
  - B. Subtle wood details, such as window moldings, shall be retained. One shall not add architectural details where none existed before, such as colonial doors, small windowpanes, or storefront shutters unless approved by the Commission.
  - C. Decorative tile and structural, pigmented, beveled, stained, leaded or etched glass contributing to the original historic value of the structure shall be retained.
  - D. All decorative terra cotta and all forms of brick work and stonework shall be repaired and maintained. Historic cast iron and sheet metal decorations, common on many nineteenth century buildings, shall be preserved.
12. *Windows—Storefront:*
- A. Retain large display windows characteristic of commercial buildings in their original size, shape, and proportions. Preserve original window components, replacing only damaged portions. When replacing glass or restoring windows, retain the original configuration, size and shape of the storefront opening.
  - B. Display windows shall use clear glass only; transom windows can be clear, tinted or stained. Neither shall have dividing mullions.
  - C. Restore previously enclosed display windows when the original design is documented.
  - D. One shall not fill in window spaces or add storm windows which obscure the historic windows. If dropped ceilings cover part of the window openings, have the drop setback so the entire window space appears open from the outside. One shall not add decorative exterior shutters that do not fit the windows.
13. *Windows—Upper front:*
- A. Existing windows shall be repaired unless an alternative is approved by the Commission. If required, replacement windows shall fill the entire opening and match the original windows in material, configuration, and style. If an aluminum frame is used, it shall be painted to match the remaining windows. Storm windows shall be either mounted inside or painted to match the window sash.
  - B. Upper story windows help tie together all the facades on a street. They give a building the appearance of vitality and shall not be filled in or covered.
14. *Awnings and canopies:*

- A. The canvas awning was an important design element common in the traditional storefront. Awnings shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight that hits the store windows. Movable awnings can be retracted allowing the sun to shine into a building in the winter and can be extended to shade the storefront from summer heat. Awnings can also effectively and tactfully disguise inappropriate storefront alterations.
- B. There are a variety of materials for awnings, including canvas, vinyl-coated canvas, and carillon, a synthetic material. Standard street-level awnings shall be mounted between the display windows and the first-floor cornice or sign panel with the valance about seven (7) feet above the sidewalk. They shall reinforce the frame of the storefront without covering up the side piers, and shall project four (4) to seven (7) feet from the building. A twelve-inch valance flap is usually attached at the awning bar and can serve as a sign panel.
- C. Canopies that are intact and are an integral part of the building shall be preserved. For smaller canopies one may consider the addition of a canvas over the rails, and a twelve- to twenty-four-inch skirt along the front and sides.

*Guidelines:*

Since the average life of an awning is between four (4) and seven (7) years, the only records of authentic awnings are old photographs or renderings, unless awnings have been maintained regularly through the years. Reference old photographs to determine an awning appropriate for a building. An awning can bring attention to a building, but care should be given to its design. Consider how it will appear in relation to the scale of a building to others on the street. An appropriately designed and placed awning can save money, identify a storefront, and create a pleasant sidewalk experience.

15. *Entrances and doors:*

- A. Retain original recessed entries where they exist. Use building symmetry to suggest location, preferably recessed and canted. Retain tiled entryway floors. On upper levels, maintain historic door placements. One shall not add new entrances to secondary levels on the facade.
- B. Entrance doors on historic commercial buildings usually have a large, clear glass panel and are made of wood, steel, or aluminum. Replacement doors shall resemble the original in design, materials, size and proportions.
- C. Retain doors, hardware, trim and the original number of doors and their original locations. One shall not install unfinished aluminum doors or residential doors. One shall not add transom or sidelight windows where none existed previously.

16. *Building additions:*

- A. Design an addition to be compatible with the historic building in mass, form, materials, and relationship of solid surfaces to windows and doors in the exterior walls, yet make the addition discernible from the original.
- B. One shall not construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.
- C. Construct new additions so that there is the least possible loss of historic fabric and that the character-defining features of the historic building are not destroyed, damaged, or obscured.
- D. Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
- E. Locate a new addition to the rear of the structure or behind the front facade.

- F. New parking lots shall be located to the side or rear of a structure unless an alternate location is approved by the Commission.

## PART TWO—NEW BUILDING CONSTRUCTION

### 1. *Building form and scale:*

- A. Any new building constructed in the Downtown Business Historic District will make a significant visual impact on the streetscape. It is important to consider the character and scale of the surroundings and adjacent buildings to insure the new structure will be compatible. New buildings shall appear similar in mass and scale to historic structures in the area. Use building forms and roof forms that match those used historically.
- B. Building height shall be comparable to adjacent structures. Where new building facades will be wider than those found traditionally, subdivide the surface into proportions similar in scale to historic facades by varying setback, roof forms, and materials. New construction shall be sensitive to the size, scale, proportion, material, shape, texture, and rhythm of its neighbors.

### 2. *Reconstruction:*

- A. Infill designs should not attempt to duplicate the period and style of the adjacent buildings, or try to look "old" by using period proportions and materials. The designs should complement the buildings in the area but represent the style of the period in which it is built.
- B. Reconstruction may be considered as a treatment when: 1) a contemporary depiction is required to understand and interpret a property's historic value, (2) no other property with the same associative value has survived; and, 3) when sufficient historical documentation exists to ensure an accurate reproduction.

### 3. *Building orientation and site placement:*

- A. New buildings will respect the placement of nearby historic buildings by being placed at a setback equal to that of nearby similar historic buildings or similar buildings within the district. It is required to align new buildings with the established setbacks of the area. Nontraditional lots can be given special consideration by the HPC.
- B. Buildings with party walls, such as those along Wall Street, Main Street, Public Square, and East Church Street (under the bridge) shall maintain zero lot line placement. New buildings on these streets will not have side setbacks, but will use party walls.

### 4. *Entrance orientation:*

New construction will face the same street as nearby similar buildings. Respect traditional designs used for building entrances of similar buildings in the district, using, for example, a recessed entrance where appropriate.

### 5. *Windows:*

The size and proportion of window and door openings of a building shall be similar to those on surrounding facades. The same applies to the ratio of window area to solid wall for the facade as a whole. Maintain the rhythm of the surrounding windows.

### 6. *Materials:*

- A. Use building materials that are similar to those employed historically for all major surfaces. Brick, stone and terra cotta may be used in unlimited quantities.

- B. Wood may be used on the first story (store-front level) for architectural elements such as pilasters, cornices, decorative raised panels, etc., but wood shall not be used as a general siding material.
  - C. Concrete and precast concrete use is limited to architectural elements such as window hoods, cornices, columns and capitals. Glazed block or ceramic tile may be used as accent material only.
  - D. Prohibited materials on building facades include metal, aluminum, or vinyl siding and preformed panels, or porcelain or baked enamel metal panels. Other materials may be used if their appearances are similar to those of historic building materials.
7. *Plant beds and plantings:*
- The goal is to beautify the district and make it more pleasant for pedestrian traffic. Locate plantings in traditional areas of the site, such as along fences, walks, and foundations. Well-maintained concrete planters that harmonize with nearby buildings and existing streetscape are recommended.
8. *Walls and fences:*
- A. The goal is to maintain the pattern of existing fencing in the Downtown Business Historic District and to use fencing and walls to screen parking and storage areas. Maintain traditional fence lines or dominant fence lines in the vicinity. New fence and wall designs shall be appropriate for the primary structure and reinforce the pedestrian scale instead of forming barriers or exclusionary walls.
  - B. Privacy fences shall not be placed flush with the facade of a building.
  - C. New fences should limit their impact by being placed behind the rear elevation and by using traditional materials, such as wood. Any obtrusive fence shall be further screened from public view by evergreen vegetation or a second traditional fence.
9. *Pavement:*
- Historic walks and drives shall be repaired rather than replaced. If replacement is required, new materials shall match the original in placement, composition, design, texture and other visual qualities as determined by the Commission.
10. *Parking lots:*
- A. Parking lots shall not be allowed in the front yard. Side or rear locations are required. Plan parking lots to be subdivided into small components so that the visual impact of large paved areas is reduced. Include islands of plantings in the interior of lots, and provide planting buffers at the edges of parking lots.
  - B. If walls are required to screen parking lots, then they shall be constructed at a height that screens parked vehicles. The facade line of nearby historic buildings shall be maintained. Traditional materials, such as brick, shall be used.
11. *Service areas and equipment:*
- Screen service equipment and trash containers from public view. The visual impact of mechanical and electrical equipment shall be minimized. (See also walls and fences).
12. *Signs:*
- A. Signs shall be subordinate to the architecture and overall character throughout the district. Sign materials shall be compatible with the building materials. The types and sizes of signs allowed are defined in the sign ordinance of the City of Cartersville.



- B. Position flush-mounted signs so they will fit within architectural features. Locate flush signs so they do not extend beyond the outer edges of the building front. Avoid obscuring ornament and detail.
- C. Locate projecting signs along the first floor level of the facade. Positions near the building's entrance are encouraged. Locate pole-mounted signs in landscaped areas.
- D. Where several businesses share a building, coordinate the signs. Align several smaller signs, or group them onto a single panel. Use similar forms or backgrounds for the signs to visually tie them together.

13. *Additions:*

- A. New additions shall not obscure or confuse the essential form and character of the original building. Exteriors shall be compatible with the size scale, material, and character of the main building and its environment.
- B. New additions shall not be allowed that would hinder the ability to interpret the design character of the historic period of the district. Site additions back from the building front so they will not alter the historic rhythm of building fronts.
- C. When locating additions to historic buildings, maintain the pattern created by the repetition of building fronts in the area. Locate additions so they will not obscure or damage significant ornamentation or detail. Special moldings, decorative windows, or dormers shall be preserved. Generally, additions shall be sited to the side or rear of the original structure.

14. *Demolition:*

- A. Before demolition, one shall submit a site plan to the Commission for review that illustrates the proposed site development or plantings to follow demolition.
- B. During and after demolition, protect the trees on the site from damage due to compaction of the soil by equipment or materials.
- C. After demolition, clear the site promptly and thoroughly. Plant or develop the site promptly as approved in the proposed site plan.

(e) *Effective date.* This district shall become effective on April 1, 2004.

(Ord. No. 04-04, § 2, 2-5-04; Ord. No. 03-20, § 1, 3-5-20)

**COP06-08**



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

May 17, 2006

Diane Pike  
P.O. Box 966  
Cartersville, GA 30120

Dear Diane:

The Historic Preservation Commission met on Tuesday, May 16, 2006 to review your request for a Certificate of Preservation (COP) for the new building at 103 East Main Street. Your application was approved based on the descriptions with drawings and pictures you submitted with your application to include:

- Building shall be constructed with deco block and painted similar to adjoining buildings,
- Roof to be green facia metal similar to adjacent buildings,
- Drive through window area should allow for two way traffic and have adequate room for stacking waiting vehicles, and
- Planters with trees and/or shrubbery should be placed where appropriate.

Building construction plans will have to be reviewed and approved by the City Building Official.

A sign will be placed in the front of the building indicating the project has been approved by the Cartersville Historic Preservation Commission.

The Cartersville HPC is very appreciative of your restoration efforts in the Downtown ara and continue to hope other property owners in the DBD will follow suit.

If you have any questions regarding these conditions, please let me know.

Yours very truly,

Pete Alday,  
Director of Community Services

Item 3.



## 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**

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	COP06-8
Date Received	5-2-06
Contributing	No
Zoning	DBD
Legal Advertisement	Yes
Notified Adjacent	Yes
HPC Hearing	5-16-06
HPC Decision	Approved
COP Expiration	
Project Completion	
Tax Parcel	

\*Applicant: Dianne Pile  
 Mailing Address: PO Box 966  
Cartersville GA 30130  
 Phone: 770-382-4697

\*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.

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Property Address: 103 East Main St  
Cartersville GA 30130

Existing Building Type:

Residential One, Two or Multi-family \_\_\_\_\_

Commercial Garage, Storage \_\_\_\_\_

Other \_\_\_\_\_

Brief Project Description (example: addition of sunroom, installation of fence):  
1200 Sq. Foot Block Building

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 20

Anticipated Completion: 60 days

Contractor/Consultant/Architect: Dennis Graham  
Contractor

**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]

(Drug Store) +  
 40x30 Block Building  
 1200 Sq. Ft.  
 1- Bathroom  
 1- Office  
 Open waiting room  
 Drive thru window  
 ROOF - Green Facia metal  
 to match existing Building  
 Sides - Deco Block painted  
 to match existing Building

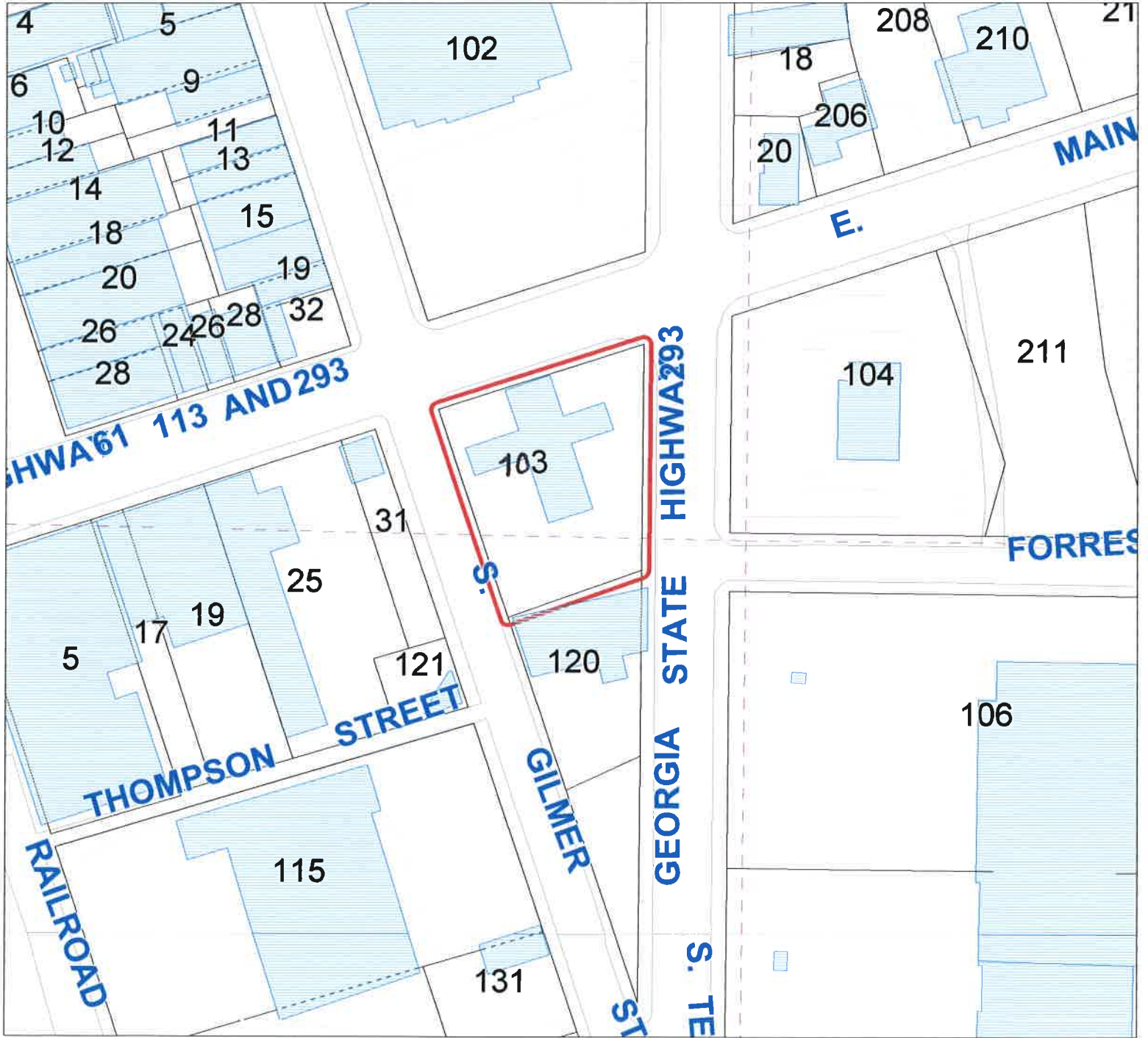
#### AUTHORIZATION

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 5/1/06 SIGNATURE Diane White

# 103 East Main Street - Diane Pike

Item 3.



Item 3.

E. MAIN ST.

293

S. TENN ST.

HIGHWAY

103

31

S. GILMER ST.













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

March 20, 2013

Will Sprague  
12 Valleydale Dr.  
Cartersville, GA 30121

Dear Mr. Sprague,

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 120 S. Gilmer Street. On March 19, 2013, the HPC voted to approve the following:

1. Replace the aluminum, interior opening door with an aluminum door that opens out (per Fire Code) on the south side entrance of the café,
2. Take down cloth/fabric awning and replace with a shorter cloth/fabric dome shaped awning on the south side entrance that would cover the entry (door and entrance windows) with the Louie's Café logo on it,
3. Take off vinyl siding on the south side of the building to reveal historic windows, which would be maintained,
4. On the lower part of the wall on the west, Gilmer St., side of the building, take off the vinyl siding and continue with brick in a similar pattern,
5. Add a cloth/fabric awning to cover the second entry door and windows on the south side, with no signage on it. Above the door where the old glass was taken out some time ago fir a new good roll-top door, take out the vinyl siding and use brick, wood, or concrete board to cover the area.

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.

Please see David Dye, City Building Official, in the Planning & Development department office, second floor of City Hall, 10 N. Public Square, if you have any questions regarding building permits and the inspection process for this project. Mr. Dye can be reached at [ddye@cityofcartersville.org](mailto:ddye@cityofcartersville.org) or 770-387-5671.

Sincerely,

Catheryn Hembree, AICP

Associate Planner  
City of Cartersville Planning Department  
10 N. Public Sq.  
Cartersville, GA 30120  
770-607-3756

# Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION



louies\_cafe@hotmail.com

## 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	COP13-01
Date Received	3-12-13
Contributing	yes
Zoning	DBD
Legal Advertisement	sign
Notified Adjacent	n/a
HPC Hearing	3-19-13
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	

\*Applicant: Will Sprague  
 Mailing Address: 12 Valleydale Dr  
Cartersville GA 30121  
 Phone: 770-846-8361

\*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

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Property Address: 120-A S. Gilmer 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):

Addendum to restaurant renovation project

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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: Immediately

Anticipated Completion: Spring

Contractor/Consultant/Architect: Dennis Graham

### 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]

① Replace the aluminum, interior-opening door with a ~~aluminum~~ aluminum door that opens out (per Fire code) on the south side entrance to the café.

② Take down the cloth/fabric awning and replace with a shorter cloth/fabric dome-shaped awning on the south side that would cover the entry (door and entry windows). Awning would have the Louie's Cafe logo on it not to exceed two (2) feet tall.

③ Take off vinyl siding on the south side of the building to reveal historic windows, which would be maintained.

④ On the lower part of the wall on the west (Gilmer St) side of the building, take off the vinyl siding and continue the brick in a similar pattern.

⑤ On the south side of the building, add a second cloth/fabric dome-shaped awning to cover the entry door and windows (no door work required and awning will have no signage on it). Above door where old glass was taken out some time ago, take out vinyl siding and brick up area.

#### 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 3/13/13 SIGNATURE 



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

Case: COP 13-01 addendum

**Application Information**

Address: 120-A S. Gilmer Street  
 Historic District: Downtown Business District  
 Applicant: Will Sprague  
 Brief Description: Louie's Café renovations

**Applicable Guidelines to Consider**

Part I (5) Windows-storefront: Restore previously enclosed display windows.

Part I (14) Awnings and Canopies: An awning can bring attention to your building but careful attention should be given to its design. Consider how it will appear in relation to the scale of the building to others on the street.

Part I (15) Entrances: Replacement doors should resemble the original in design and proportions.

**Detailed Project Description:**

Will Sprague, owner of Louie's Café, proposes to renovate and connect the spaces formerly occupied by Johnny Mitchell's Smokehouse. In February, HPC approved his application for various aspects of this renovation project.

As part of this project, Mr. Sprague now proposes the following changes:

- 1) Replace the aluminum, interior-opening door with a wood door that opens out (per Fire code) on the south side entrance to the café.
- 2) Take down the cloth/fabric awning and replace with a shorter cloth/fabric dome-shaped awning on the south side entrance that would cover the entry (door and entrance windows). ~~Awning would have the Louie's Café logo on it not to exceed two (2) ft tall.~~
- 3) Take off the vinyl siding on the south side of the building to reveal historic windows, which would be maintained.
- 4) On the lower part of the wall on the west (Gilmer St) side of the building, take off the vinyl siding and continue the brick in a similar pattern.
- 5) Add a cloth/fabric ~~dome-shaped~~ awning to cover the second entry door and windows on the south side (no signage on it). Above the door where the old glass was taken out some time ago for a now-gone roll-top door, take out the vinyl siding and brick up the area.

*or wood hand plank*

**Staff Comments – History and Analysis**

The older structure is estimated by Bartow County records to have been built around 1945, but it may be decades older than this estimation. The newer structure (not related to this addendum) was built around 2006.

**Commissioners Work Sheet**

**Setbacks**

Not applicable – no required setbacks in Downtown Business District

**Materials;**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	n/a	n/a
Siding	Vinyl	Proposed to take off
Windows	Metal frame solid pane	Reveal formerly covered windows and maintain Aluminum
Doors	Aluminum	
Exterior Lighting	n/a	
Foundation	n/a	
Decking	n/a	
Steps	n/a	
Porches	n/a	
Ornamentation	n/a	

**Hardscaping**

Walks:	n/a	
Drives:	n/a	
Fencing:	n/a	n/a
Lighting:	n/a	

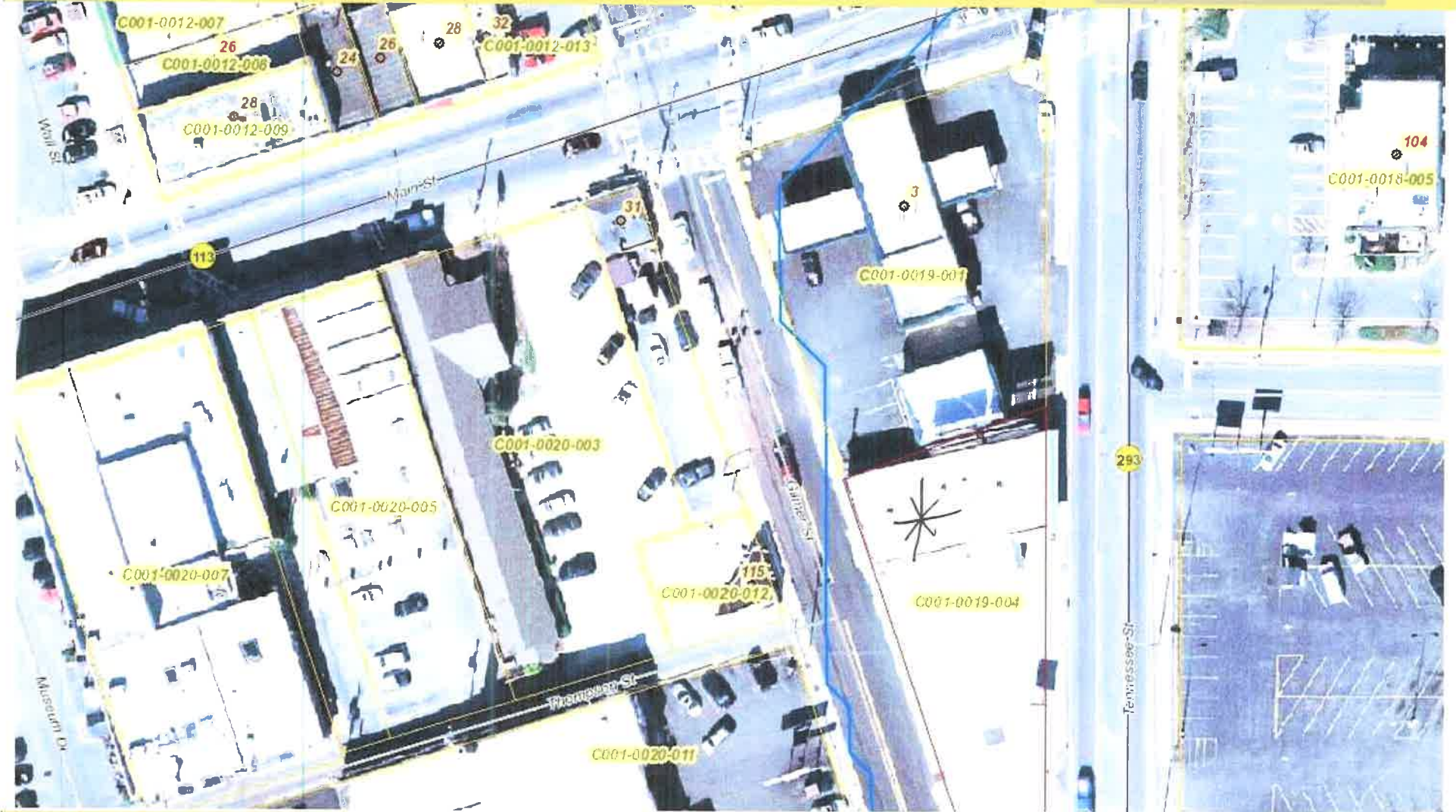
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**Notes:**

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.



# 120 S. Gilmer St





# 120 S. Gilmer St







# 120 S. Gilmer St (south side entrance)



- 1) Replace aluminum, interior-opening door with wood door that opens out per Fire code
- 2) Take down cloth/fabric awning and replace with cloth/fabric dome-shaped awning that would have Louie's Café logo not to exceed 2 feet tall
- 3) Take off vinyl siding to reveal windows, which would be maintained



# 120 S. Gilmer St (Gilmer St side wall)



4) In lower part of wall on Gilmer St side, take off vinyl siding and continue the brick in similar pattern to existing.





## 120 S. Gilmer St

5) On the second entrance on the south side, add a second cloth/fabric dome-shaped awning to cover the entry door and windows. Above the door where the old glass had been taken out previously to add a roll-up door, take out the vinyl siding and brick up this area.





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

February 13, 2013

Will and Mary Elizabeth Sprague  
12 Valleydale Dr.  
Cartersville, GA 30121

Dear Mr. and Mrs. Sprague,

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 120 S. Gilmer Street. On February 12, 2013, the HPC voted to approve the following:

1. Allow a painted brick breezeway to be constructed that is 6 feet wide that connects 117 S. Tennessee Street and 120 S. Gilmer Street.
2. Allow a new door on Gilmer Street side that leads to outdoor seating area that is a single pane, metal framed, and matches existing materials
3. Allow the replacement of the outdoor eating area rope fence with an aluminum 4 foot fence that has a wrought iron look.
4. Allow on the Gilmer Street side the removal of the vinyl and replace with a large aluminum framed windows that match existing materials, has the look of multi-light, and fill-in with matching brick on the bottom.
5. Allow a 6 foot tall brick wall and wooden gate with metal frame to be constructed on the Tennessee Street side to be used as a shield for the dumpster.

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.

Please see David Dye, City Building Official, in the Planning & Development department office, second floor of City Hall, 10 N. Public Square, if you have any questions regarding building permits and the inspection process for this project. Mr. Dye can be reached at [ddye@cityofcartersville.org](mailto:ddye@cityofcartersville.org) or 770-387-5671.

Sincerely,

Catheryn Hembree, AICP

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



louies\_cafe@hotmail.com

# Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: Will Sprague  
Mailing Address: 12 Valleydale Dr  
Cartersville, GA 30121  
Phone: 770-846-8361

\*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.

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Property Address: 120-A S. Gilmer 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):

Restaurant renovation for Louie's Cafe

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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: Immediately

Anticipated Completion: Early Spring

Contractor/Consultant/Architect: Dennis Graham

### Office Use Only

Case Number	<u>COP 13-01</u>
Date Received	<u>1-22-13</u>
Contributing	_____
Zoning	<u>DBD</u>
Legal Advertisement	<u>Sign</u>
Notified Adjacent	<u>N/A</u>
HPC Hearing	<u>2-12-13</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	_____

### 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]

① Dumpster (see details)

② Breezeway (see details)

③ Windows (see details)

④ Fencing (see details)

⑤ Door (see 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 1-22-13 SIGNATURE 



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

Case: COP 13-01

**Application Information**

Address: 120-A S. Gilmer Street  
Historic District: Downtown Business District  
Applicant: Will Sprague  
Brief Description: Restaurant renovation for Louie’s Cafe

**Applicable Guidelines to Consider**

Part II (5) Windows: Size and proportion of window and door openings of a building should be similar to those on surrounding exemplary facades. The same applies to the ratio of window area to solid wall for the façade as a whole. Maintain the rhythm of the surrounding windows.

Part II (8) Walls and Fences: New fence and wall designs should be appropriate for the primary structure and reinforce the pedestrian scale.

Part II (13) Additions: New additions should not obscure the essential form and character of the original building. Exteriors of additions to existing buildings should be compatible with the size, scale, material, and character of the main building and its environment. Site additions back from the building front to not alter the historic rhythm of the fronts.

**Detailed Project Description:**

Will Sprague, owner of Louie’s Café, proposes to renovate and connect the spaces formerly occupied by Johnny Mitchell’s Smokehouse (before that a Cajun restaurant).

A dumpster would be added and screened. A breezeway would be added connecting the old and new structures. Windows would be added along a wall that once had windows and since has been covered up. Fencing would be replaced in the outdoor seating area. A door would be added in an area that once had a door and since has been bricked up, connecting the indoor and outdoor seating areas. More details are in the explanation statement.

**Staff Comments – History and Analysis**

The older structure is estimated by Bartow County records to have been built around 1945. The newer structure was built around 2006.

For clarification, note that no exterior work is proposed to be completed on the front building closest to Main Street. For the two structures behind the front building, most of the exterior work is proposed on the sides facing Gilmer St and Tennessee St.

**Commissioners Work Sheet**

**Setbacks**

Not applicable – no required setbacks in Downtown Business District

**Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	Metal	Metal for breezeway roof
Siding	n/a	
Windows	Metal frame solid pane	Metal frame w/ dividers
Doors	Metal storefront	Metal storefront
Exterior Lighting	n/a	
Foundation	n/a	
Decking	n/a	
Steps	n/a	
Porches	n/a	
Ornamentation	n/a	

**Hardscaping**

Walks:	n/a	
Drives:	n/a	
Fencing:	Wood 4x4 posts, rope	Aluminum (iron look)
Lighting:	n/a	

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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.

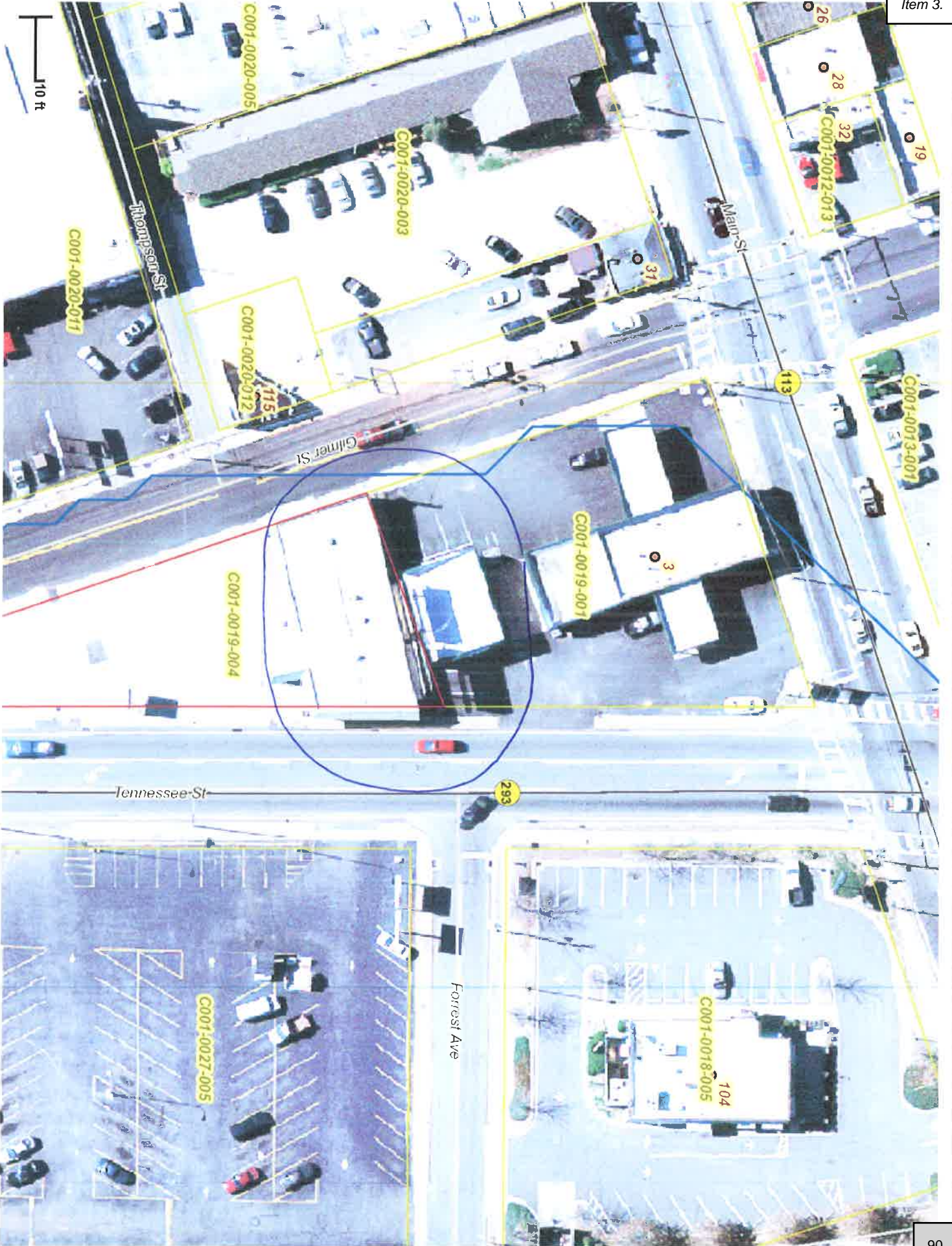


## Louie's Café restaurant renovation project

120-A S. Gilmer St

February 2013

1. **Dumpster:** add a 5 ft tall dumpster on the northeast side of the property (S. Tennessee St side) to be screened from the road by a 6 ft tall brick wall. Gates proposed to be metal frame, wood material and solid/screening painted to match the building.
2. **Breezeway:** add a breezeway to connect the two buildings (connecting point would be halfway between S. Gilmer St and S. Tennessee St and would not be very visible). Breezeway proposed to be brick with a green metal roof to match the existing green metal roof of the buildings.
3. **Windows:** on the west side of the rear building (Gilmer St side), remove existing vinyl siding and install large pane windows with dividers in the approximate location where windows previously existed.
4. **Fencing:** on the northwest side of the property (Gilmer St side), take down the existing cotton rope fencing being held up by boards. Replace with 4 ft tall decorative wrought iron style aluminum fencing in the outdoor dining area.
5. **Door:** install standard 3 ft wide door on front of (north side of) the rear building to connect the interior dining space to the outdoor dining area.





Breezeway

Replace Fence



Pinky Toe's  
11 The last 20 years ago  
478-400-5-21

EXPRESS

Dumpster  
location







**Cartersville Historic Preservation Commission  
CERTIFICATE OF PRESERVATION APPLICATION**

\*Applicant: MTC Properties LLC  
 Project Address: 120 S. Gilmer St / 103 E Main St. (Block)  
 Mailing Address (if different than project address):  
PO Box 1733 Cartersville GA 30120  
 Phone: 678-283-1588  
 Email: temples1@comcast.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.

**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**

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**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>COP23-14</u>
Date Received	<u>4-10-23</u>
Contributing	<u>Y. c. 1945</u>
Zoning	<u>DBD</u>
Legal Advertisement	<u>4-11-23</u>
Notified Adjacent	_____
HPC Hearing	<u>4-18-23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C001-0019-004</u>

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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)

Renovation

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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: 2/1/2022  
 Anticipated Completion: 5/1/2023

Contractor/Consultant/Architect: Gary Temples

**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 \_\_\_\_\_ Signature \_\_\_\_\_

### APPLICATION CHECKLIST

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 Cartersville, GA 30120

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\* See email attachment  
 "project description" \*

### PRECEDENCE OF DECISIONS

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## David Hardegree

---

**From:** David Hardegree  
**Sent:** Thursday, April 6, 2023 6:17 PM  
**To:** 'Gary Temples'  
**Subject:** RE: [EXTERNAL] 120 Gilmer suite 200

Major items to address. You mentioned several of these in your email:

- Paint unpainted brick on 3 sides of building. (Include type of paint used).
- Remove (4) fabric awnings.
- Paint metal mansard roof edging
- Paint previously painted architectural block, rear wall.

For 200 suite side of building:

- Remove siding over Tennessee St windows.
- Remove (1) window and brick window opening on Tennessee St side.
- Replace (1) door and (2) side-light windows with roll-up door.
- Remove siding over window.
- Remove door and window on east side of bump-out and brick both openings.
- \*Remove door and (4) windows on south side of bump-out and replace with double doors, new window sill and board and batten to fill previous window openings.
- Remove siding over windows west side of bump-out.

For 100 suite side of building:

- Remove right side door and side lights with roll-up door.
- Remove left side double doors, commercial style, with side light and replace with new double doors, half-light.
- \*Add board and batten around double doors to fill previous window openings.

\*I used the term "board and batten" to describe the fill material. I cannot tell from any pictures what material is actually used. Are the remaining windows & grid painted black?

---

**From:** Gary Temples <temples1@comcast.net>  
**Sent:** Thursday, April 6, 2023 12:38 PM  
**To:** David Hardegree <dhardegree@cityofcartersville.org>  
**Subject:** [EXTERNAL] 120 Gilmer suite 200

**\*\*\*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: temples1@comcast.net**

---

David let's chat when you have a moment thanks Gary 678-283-1588



Paint for Metal Roof



Paint for Brick- Acrylic Latex



Images from QPublic





Before Images from QPublic dated 1-26-23





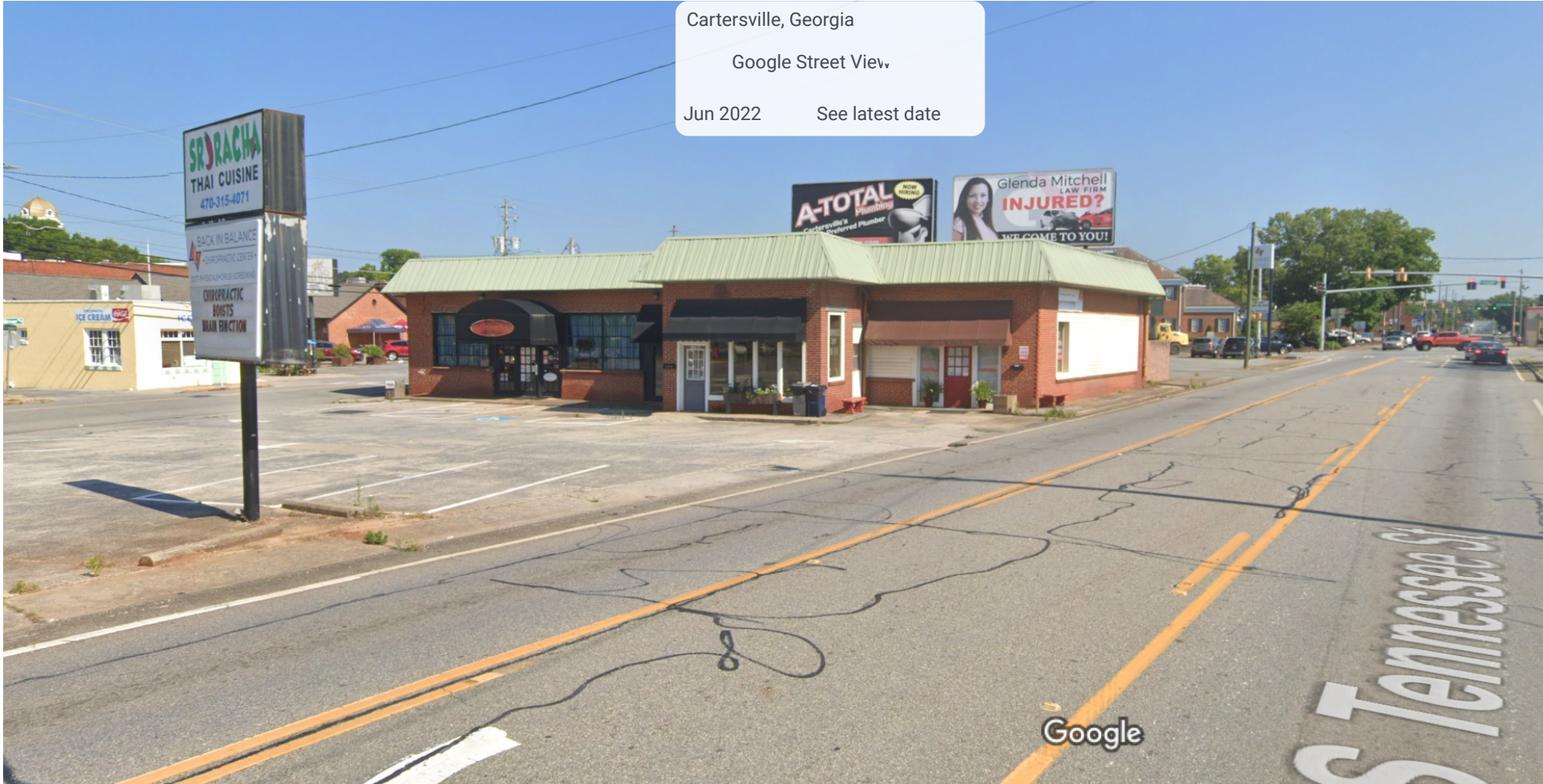
Image capture: Jan 2019 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Cartersville, Georgia  
 Google Street View  
 Jun 2022      See latest date

Image capture: Jun 2022 © 2023 Google



120 S Gilmer St

All

Street View & 360°

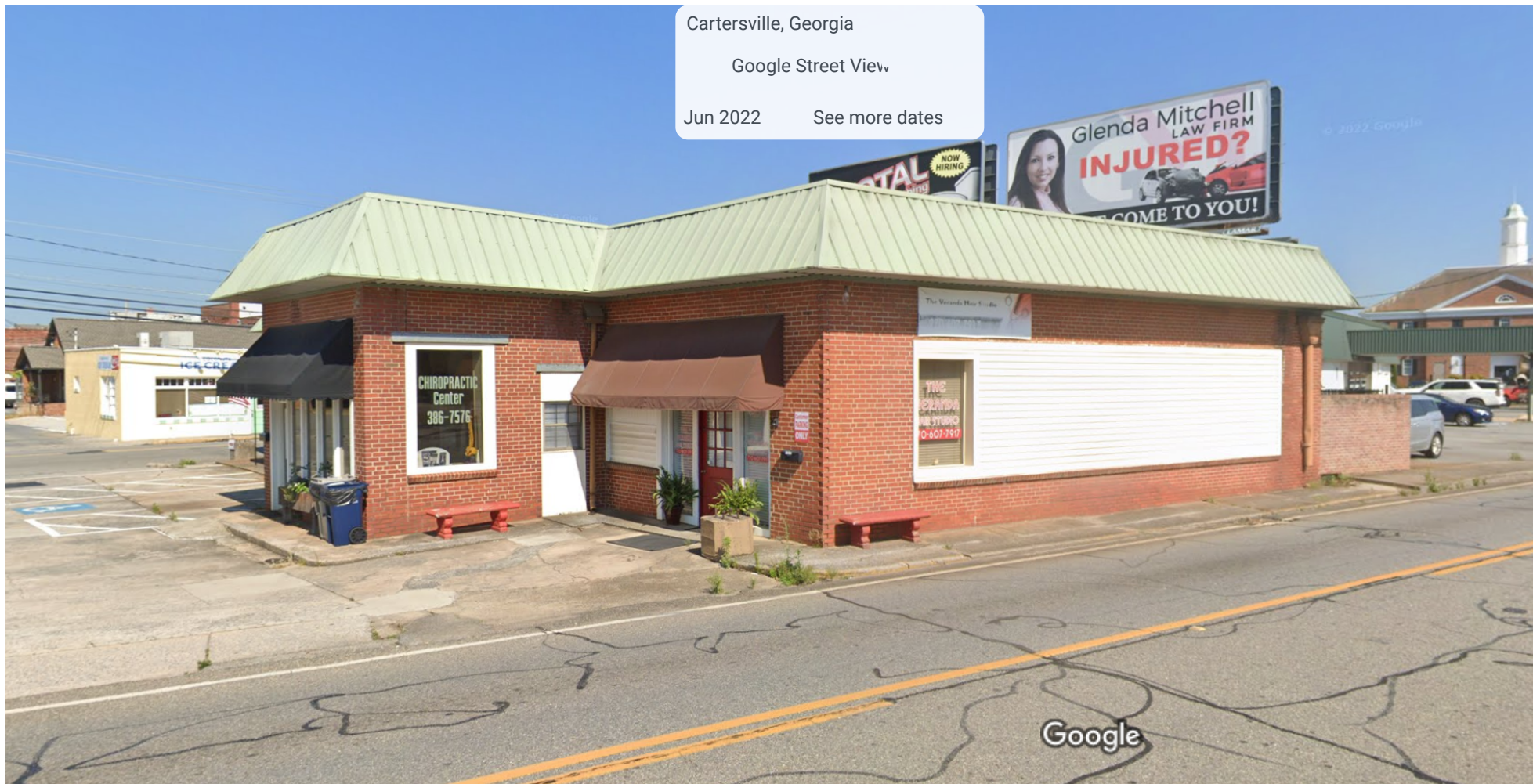


Image capture: Jun 2022 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Cartersville, Georgia  
Google Street View  
Mar 2015    See latest date

Image capture: Mar 2015 © 2023 Google



120 S Gilmer St

All

Street View & 360°





Image capture: Apr 2016 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Cartersville, Georgia  
Google Street View  
May 2015    See latest date

Image capture: May 2015 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Image capture: May 2015 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Image capture: Oct 2018 © 2023 Google



120 S Gilmer St

All

Street View & 360°



103 Building from Tennessee St.



117 Building from Tennessee St.



103 and 117 Building from Gilmer St.



103 Building from Gilmer ST



120 Building from Gilmer St.









Siding removed from west facing windows on Center Bump-out.





Rollup door replaced standard door with side lights



Front entrance reconfigured



Window and standard door openings bricked-in.



Rollup door replaced standard door with side-light windows.



Tennessee St side. Window Opening bricked-in.





Rear of 120 Building and side wall of 117 Building from Tennessee St.



