



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

**HPC Meeting – 10.18.2022**

**Application Information**

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

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

**Applicable Guidelines to Consider**

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

**Project Description:**

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

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

No Previous COPs on file.

**Analysis of the COP:**

The house is historic, contributing.

Type: Ranch. Style: Mid-century Modern.

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

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

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

No negative impact is anticipated.

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

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

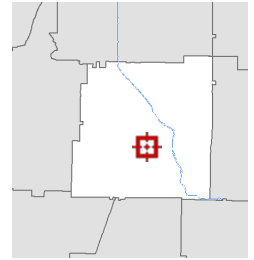
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**Notes:**

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



**Overview**



**Legend**

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

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

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

Date created: 10/12/2022  
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**Cartersville Historic Preservation Commission  
CERTIFICATE OF PRESERVATION APPLICATION**

**PROCEDURE**

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

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

\*Applicant: Lisa D. Ellis

Project Address: 122 Cassville Rd. Cartersville, Ga

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

Phone: 678-522-4934

Email: lisad\_ellis@yahoo.com

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

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Existing Building Type:

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

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

16x16 tuff shed

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Type of Project (check all that apply)

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

Start Date: 10/22/2022

Anticipated Completion: 10/22/2022

Contractor/Consultant/Architect: Home Depot

**AUTHORIZATION**

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

Date 9/22/2022 Signature LDE







**Customer Information**

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

**Shipping Information**

Lisa Ellis  
 122 Cassville Rd  
 Cartersville, GA 30120

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



**Legend**  
 □ Parcels  
 — Roads

*Location*

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

*(Note: Not to be used on legal documents)*

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*8 Ft off Property line*