



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

Case: COP21-23 REV-1

HPC Meeting – 10-18-22

Application Information

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

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

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

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

Task List:

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

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

Previous COPs on file:

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

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

Analysis of the COP:

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

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

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

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

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

Commissioners Work Sheet**Materials:**

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

Notes:

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



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

October 21, 2021

Gary Graves
119 Cassville Road
Cartersville, Georgia 30120

RE: COP21-23 | 119 Cassville Road

Mr. Graves:

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

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

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

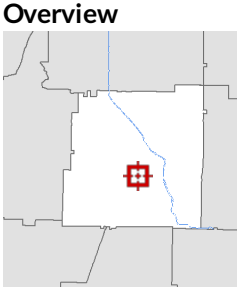
If you modify or make additions to the approved scope of work, you must reapply to the Historic Preservation Commission and receive approval before continuing the project.

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

Sincerely,

Caity Hungate
770-607-3947

chungate@cityofcartersville.org

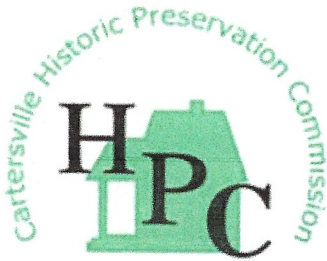


Legend
 □ Parcels
 — Roads

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

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

Developed by  Schneider
 GEOSPATIAL



Cartersville Historic Preservation Commission
CERTIFICATE OF PRESERVATION APPLICATION

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

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

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

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

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Existing Building Type:

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

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

Expand around scope to include garage, driveway + possible fence

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Type of Project (check all that apply)

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

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

Contractor/Consultant/Architect: Gore Construction Jim Haigh

AUTHORIZATION

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

Date 9-20-22 Signature Gary Graves

APPLICATION CHECKLIST

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

New Buildings and New Additions

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

Major Restoration, Rehabilitation, or Remodeling

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

Minor Exterior Changes

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

Site Changes – Parking areas, Drives, Walks

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

Site Changes – Fences, Walls, Systems

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

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

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

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

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

PROJECT DESCRIPTION

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

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

- DRIVEWAY + possible extra parking added

- Possible fencing in NE corner of lot

PRECEDENCE OF DECISIONS

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

RESIDENCE ADDITION FOR GARY GRAVES 119 CASSVILLE ROAD CARTERSVILLE, GEORGIA

PROJECT NUMBER 21109

DATE 09/24/21

REVISED 09/01/22

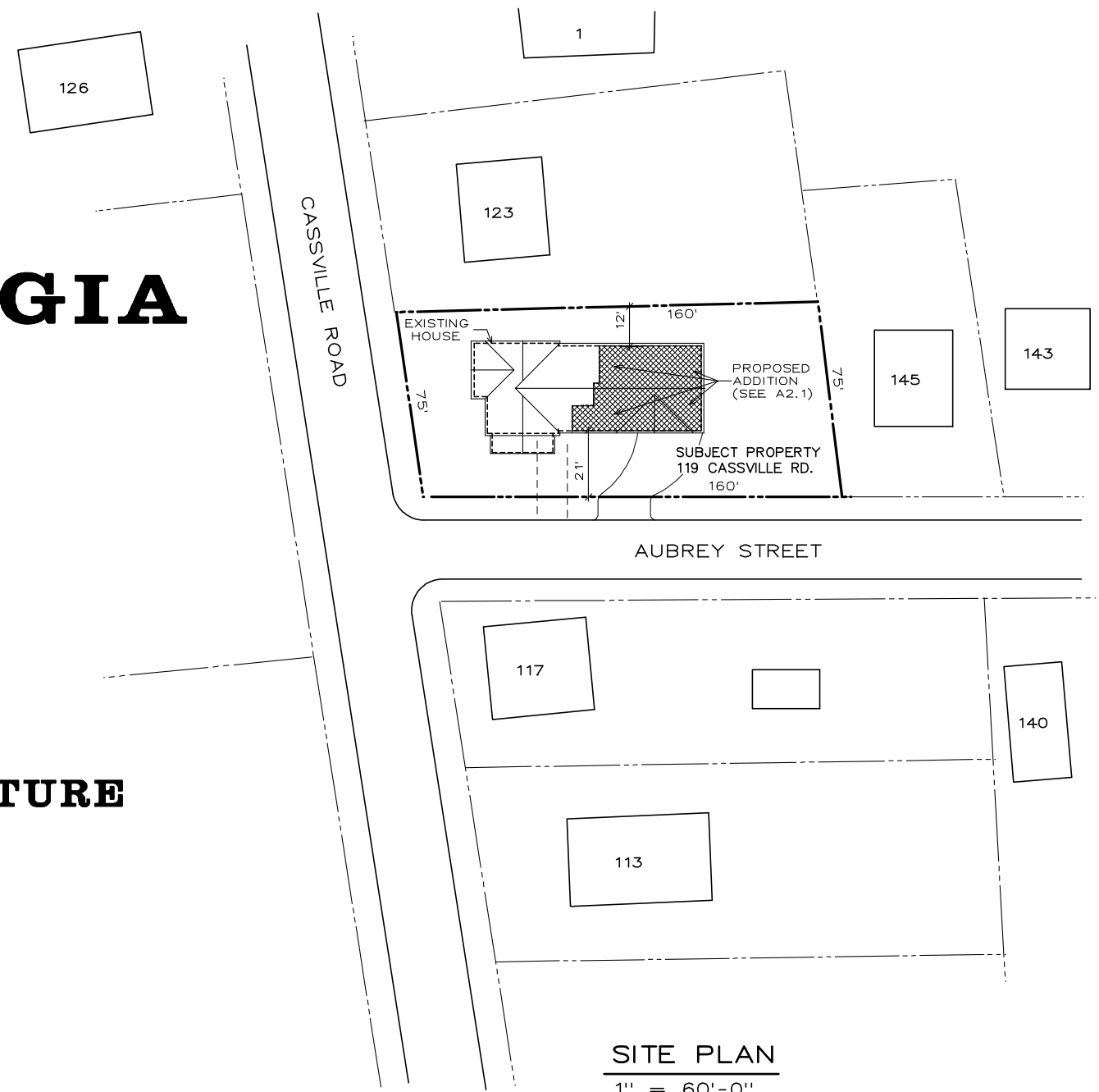
REVISED 09/20/22

**ARCHITECT/
RESIDENTIAL
DESIGNER**

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

INDEX OF DRAWINGS

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

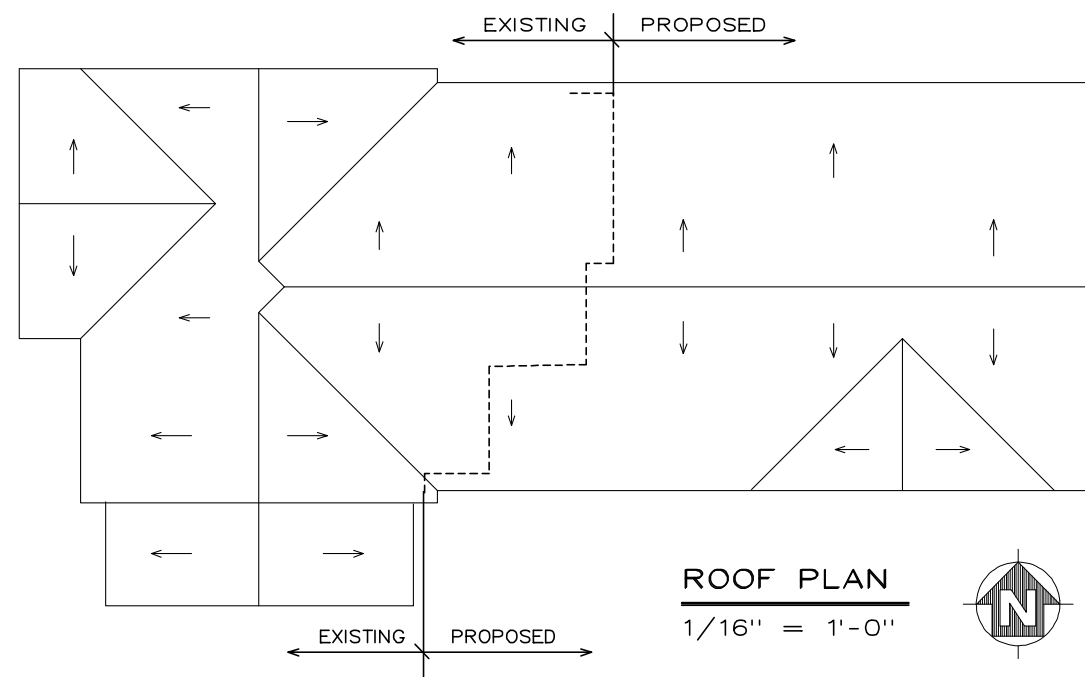
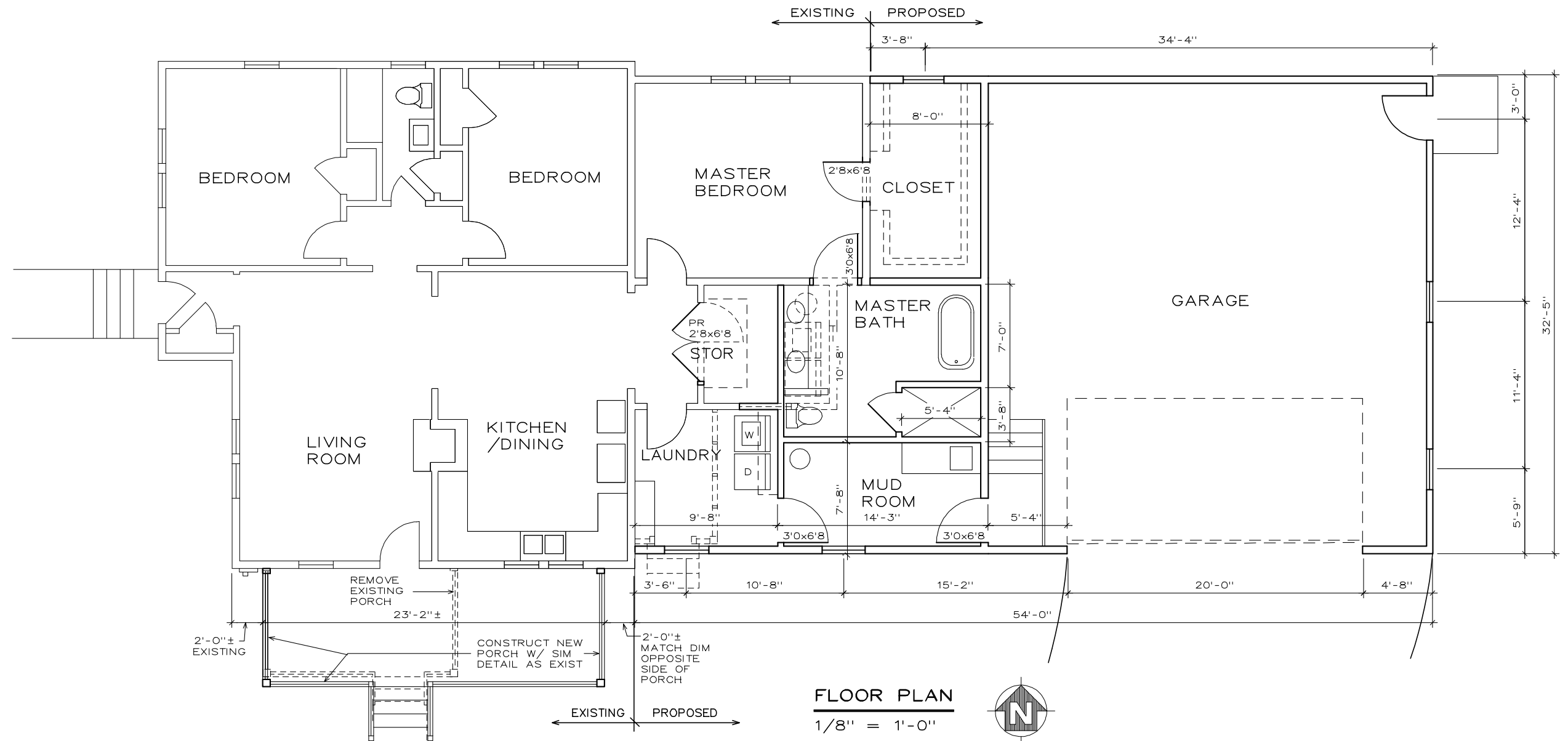


SITE PLAN
1" = 60'-0"

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

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

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



AREA STATISTICS

ADDITION AREA	346 SQ FT
RENOVATION AREA	136 SQ FT

PLAN LEGEND

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

GENERAL NOTES

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

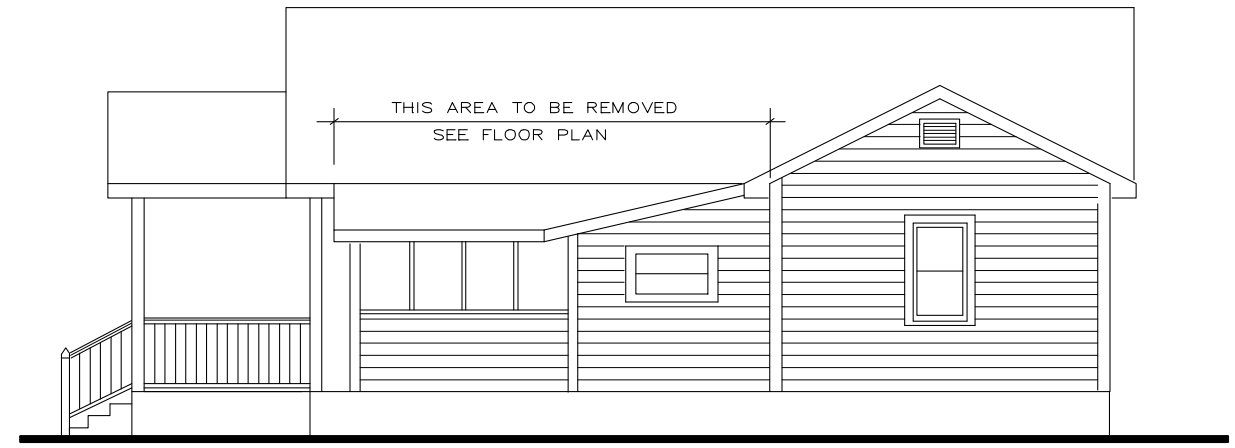
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REVISED 09/01/22
REVISED 09/29/21

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



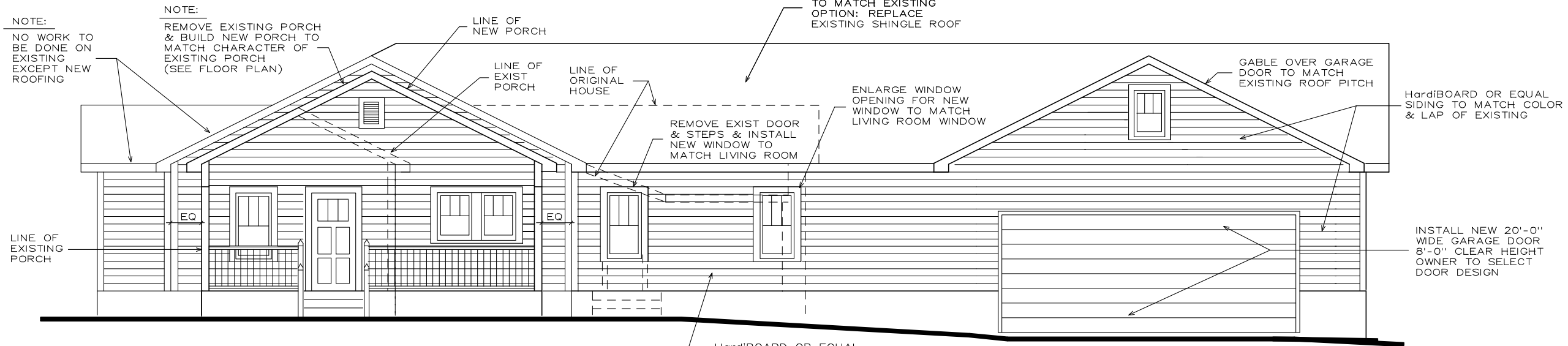
EXISTING SOUTH ELEVATION

1/8" = 1'-0"



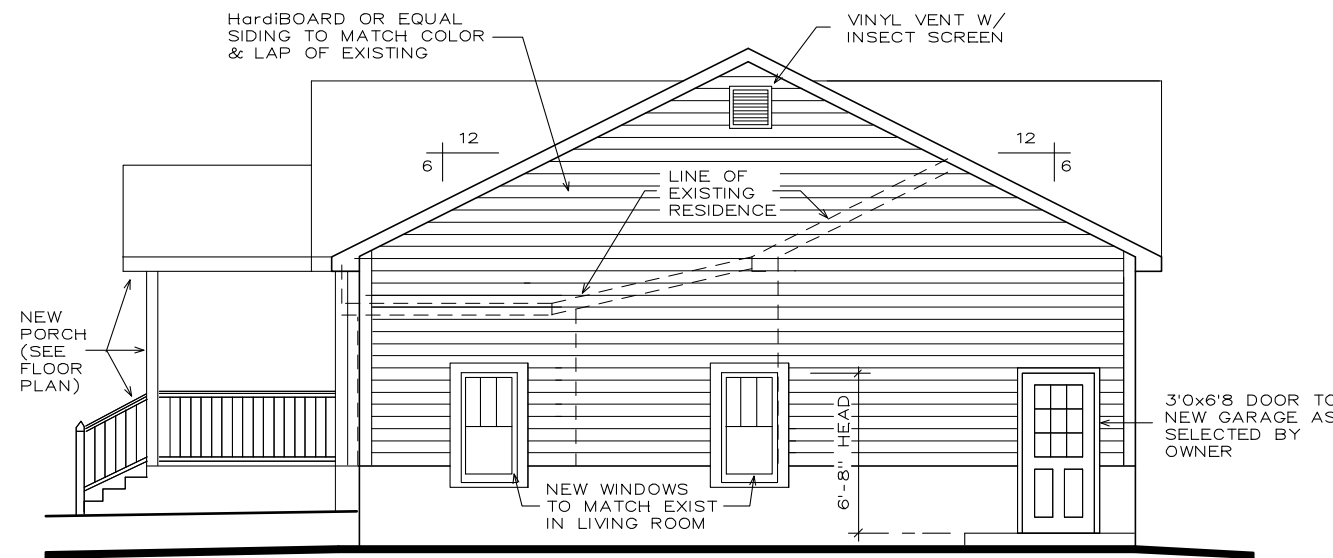
EXISTING EAST ELEVATION

1/8" = 1'-0"



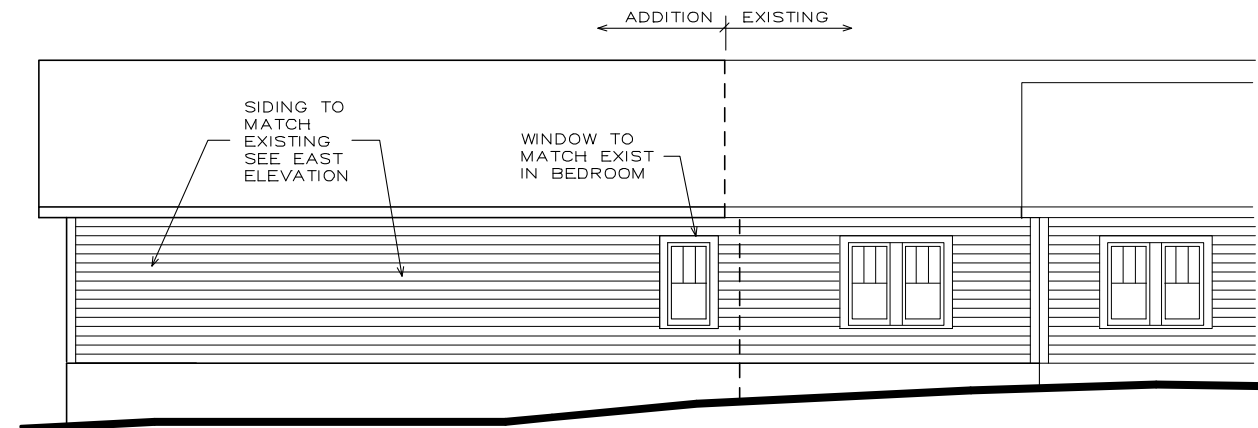
NEW SOUTH ELEVATION

1/8" = 1'-0"



NEW EAST ELEVATION

1/8" = 1'-0"



NEW NORTH ELEVATION

3/32" = 1'-0"

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

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



CASSVILLE ROAD VIEW



AUBREY STREET VIEW



REAR VIEW

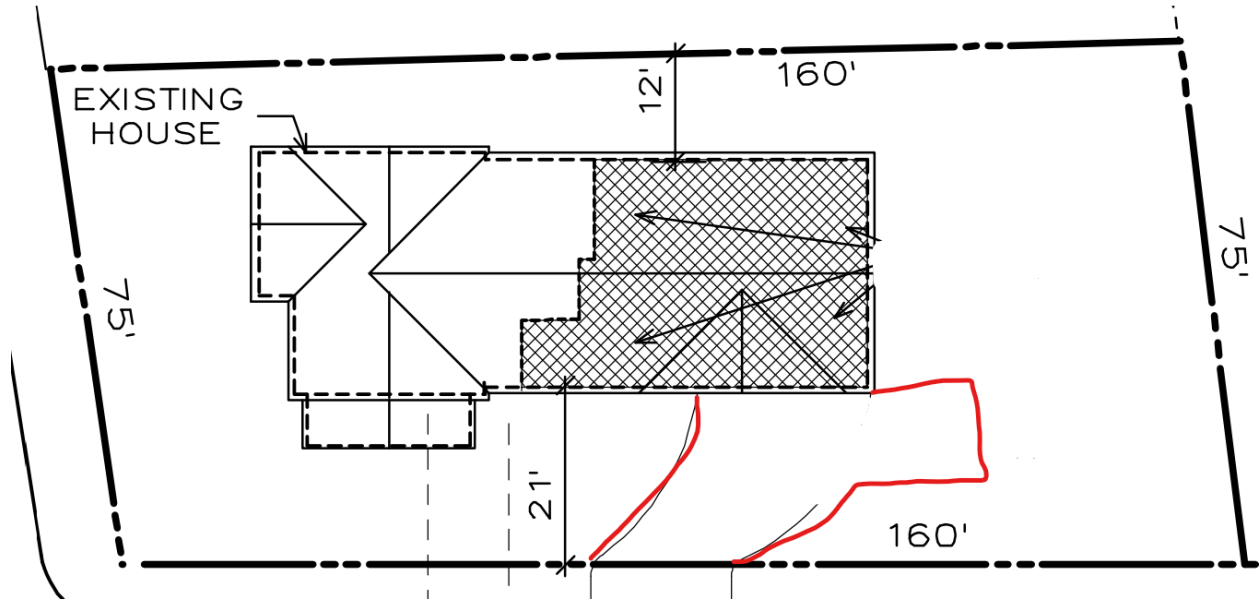


BACK CORNER VIEW

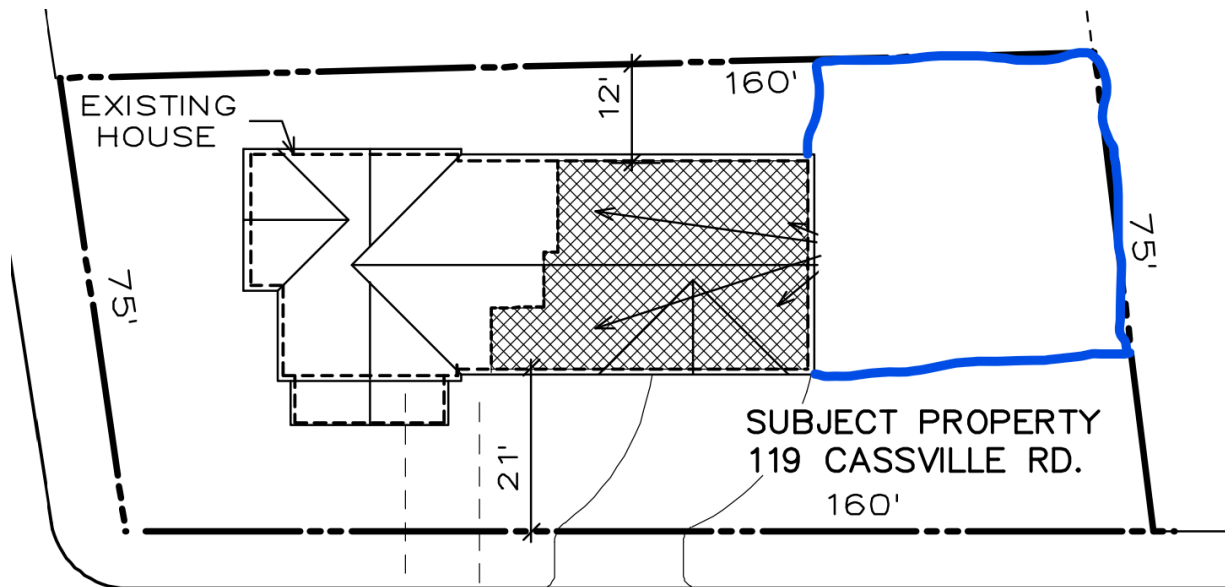
REVISED 09/01/22
REVISED 09/29/21

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

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



B: POTENTIAL PRIVACY FENCE AREA






Sec. 4.16. - Fences and walls.

A. In all zoning districts:

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

B. In all residential and commercial zoning districts:

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

C. In all industrial zoning districts:

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

(Ord. No. 20-21, § 1, 4-1-2021)