



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 22-09 REV 1

HPC Meeting – 10.18.22

Application Information

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

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

Applicable Guidelines to Consider

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 checked="" type="checkbox"/> M. Additions to Historic Buildings
<input type="checkbox"/> D. Paint	<input type="checkbox"/> N. Aesthetic Recommendations
<input type="checkbox"/> E. Roofs	
<input checked="" type="checkbox"/> F. Exterior Walls	PART TWO: New Construction
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	
<input type="checkbox"/> H. Lighting	PART THREE: Relocation
<input type="checkbox"/> I. Windows and Doors	
<input checked="" type="checkbox"/> J. Entrances, Porches and Balconies	PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction –	

The following scopes of work are proposed:

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

History of the Property-

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

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

Analysis of the COP:

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

See sketches provided.

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

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

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

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

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

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

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

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

Commissioners Work Sheet

Materials:

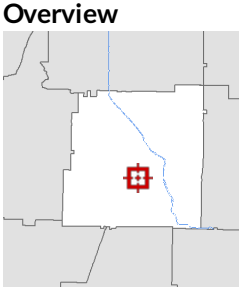
	Existing Materials	Materials to be Used
Roof		
Siding	Wood	Fiber cement
Windows		
Doors		Unknown (2 nd fl).
Exterior Lighting		
Foundation	.	---
Decking		Composite/ Trex
Steps		
Porches	NA	Wood/ metal
Ornamentation		

Hardscaping

- Walkway:
- Drives:
- Fencing:
- Lighting:

Notes:

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



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

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

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

Developed by Schneider
 GEOSPATIAL



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Colt Kelley & Stephanie Gargiulo

Project Address: 341 W Cherokee Ave

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

Phone: 706-266-7431

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

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

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

Office Use Only

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

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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):

Type of Project (Check all that apply):

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

Start Date: 10/20/2022

Anticipated Completion: N/A

Contractor/Consultant/Architect: Mark Pope

AUTHORIZATION

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

Date 10/10/2022 | 4:09 PM EDT
 Signed by: [Signature]
 Signature _____

David Hardegree

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

Follow Up Flag: Follow up
Flag Status: Flagged

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Sender: justincoltkelley@gmail.com

Sounds good.

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

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

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

I need the revised application from you.

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

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

Sender: justincoltkelley@gmail.com

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

So I guess we just wait for their approval?

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

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

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

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

David

From: stephanie Gargiulo <stephaniengargiulo@gmail.com>

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

To: Colt Kelley <justincoltkelley@gmail.com>

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

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

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Sender : stephaniengargiulo@gmail.com

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

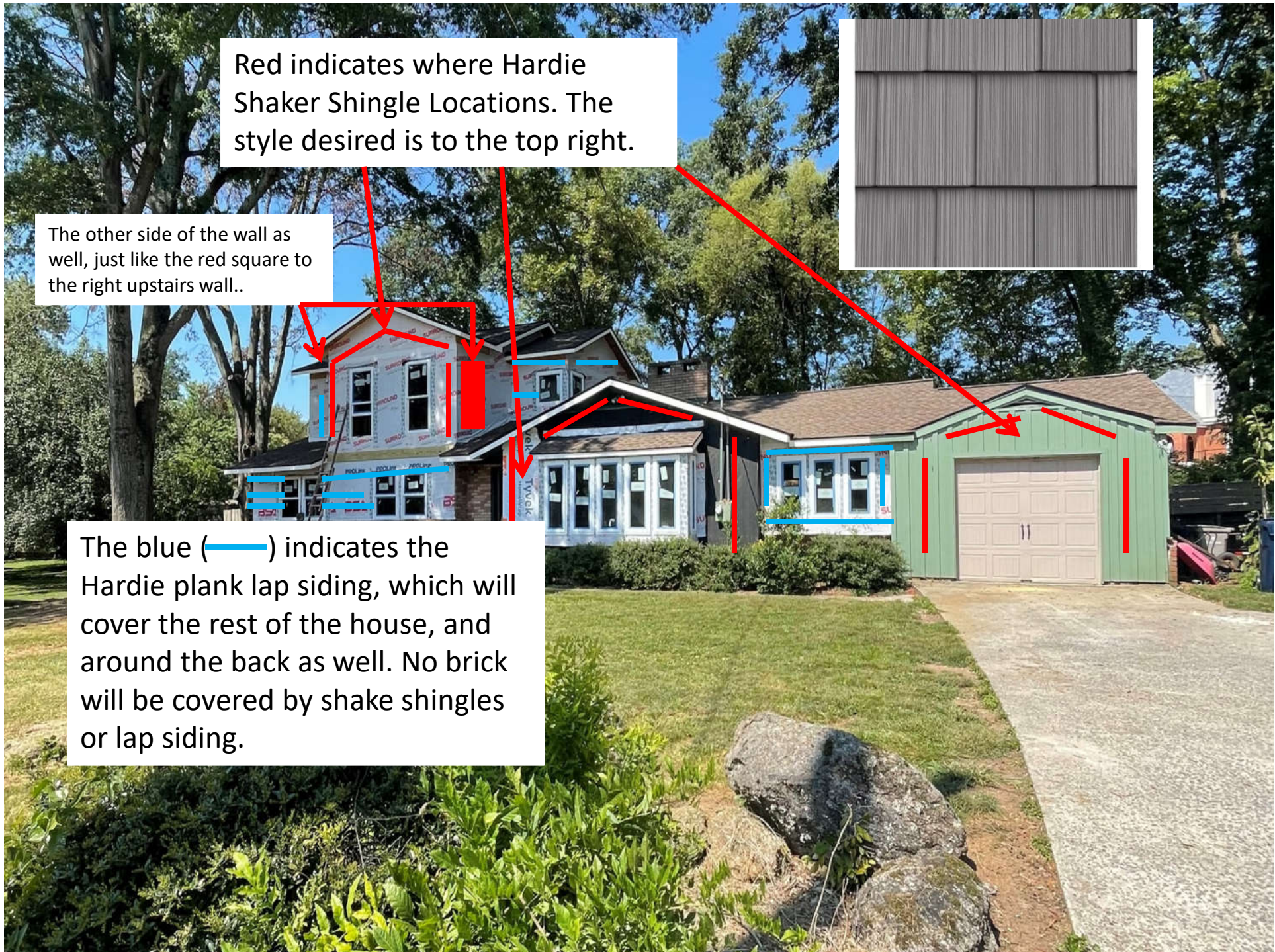
Hoping to update it and get it emailed to the historic society to vote. I know everyone agreed to voting online so we won't be delayed with everything.

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



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

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



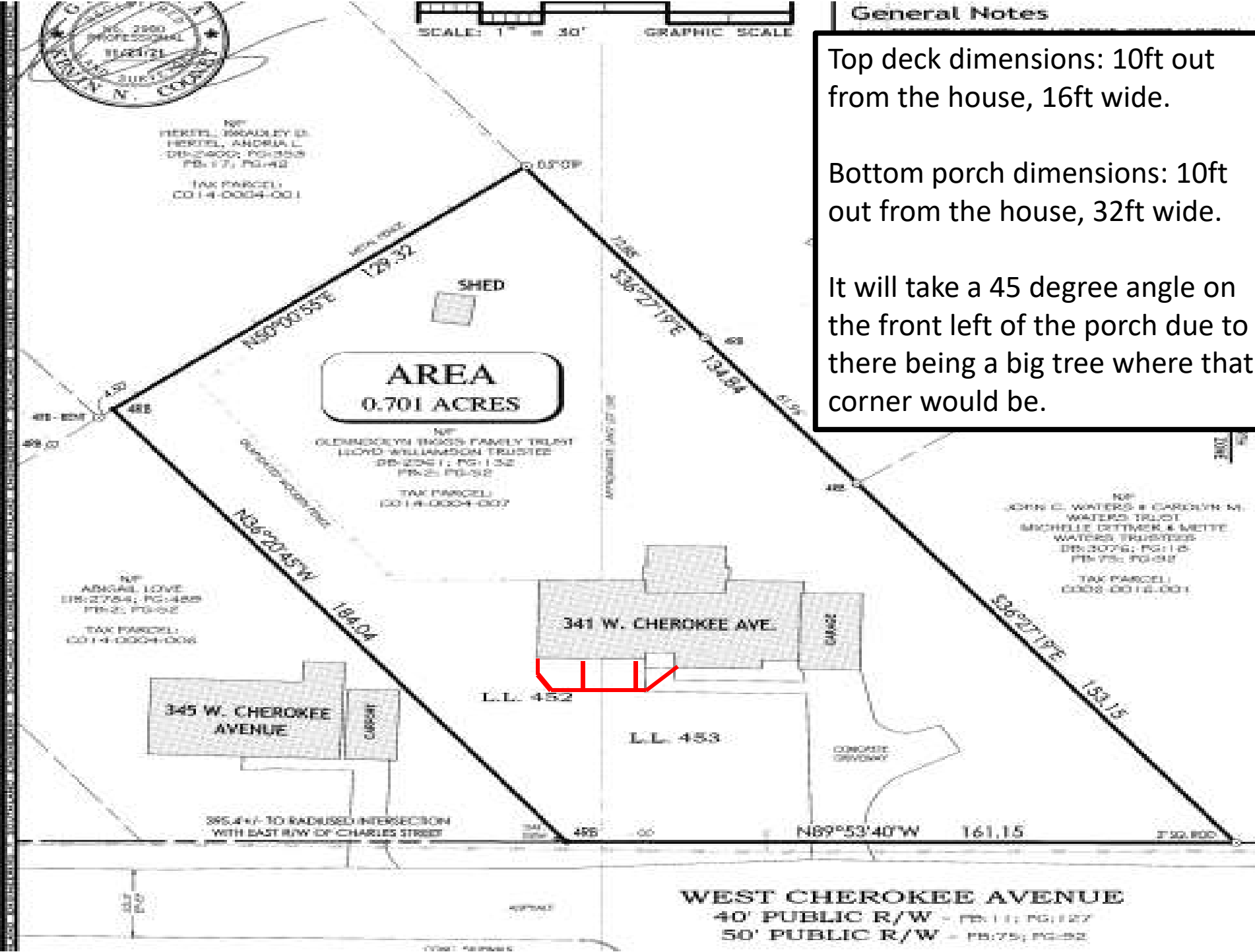


General Notes

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

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

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



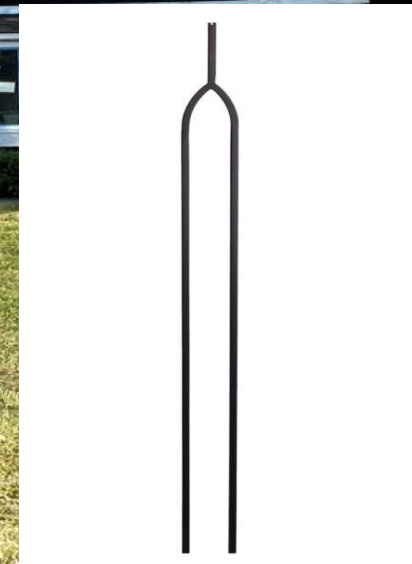
AREA
0.701 ACRES

341 W. CHEROKEE AVE.

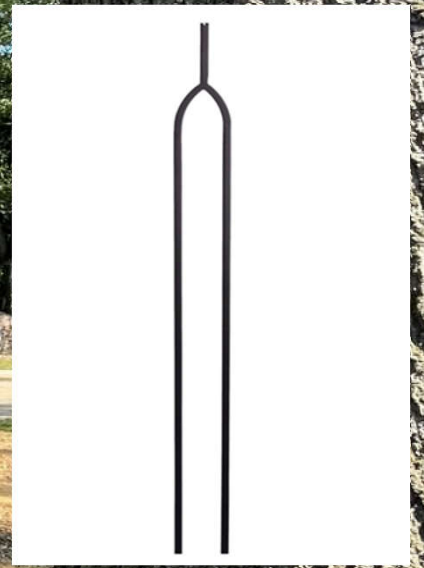
345 W. CHEROKEE AVENUE

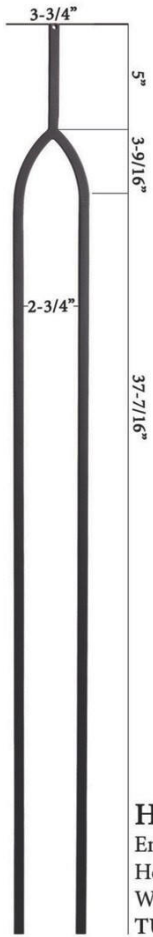
WEST CHEROKEE AVENUE
40' PUBLIC R/W - PB: 11; PG: 127
50' PUBLIC R/W - PB: 75; PG: 82

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









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



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



Existing Brick





