



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	December 17, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-31. 117 Etowah Dr. Applicant: Robert Wright
DEPARTMENT SUMMARY RECOMMENDATION:	COP request to replace metal roof with asphalt shingle roof.
LEGAL	



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-31

HPC Meeting – 12-17-24

Application Information

Address: 117 Etowah Dr
 Applicant: Robert Wright
 Zoning District: West End
 Setbacks: Front: 20ft. Side: 8ft. (Zoning = R-7)

Brief Description: Replace metal roof with asphalt shingle roof

Applicable Guidelines to Consider

Historic District Ordinance Section	
	9.25-51. General
	9.25-52. Downtown Business District
	9.25-53. Olde Towne
X	9.25-54. West End
	9.25-55. Cherokee- Cassville
	9.25-56. Granger Hill

Infill Overlay Districts. Chapter 26, Zoning. Article 27 (Sec. 27.1- 27.6)	
X	West End Infill Overlay District- N/A
	Cherokee-Cassville Infill Overlay District- Not applicable

Residential Design Guidelines			
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>			
	A. Wood		K. Utilities and Energy Retrofit
	B. Masonry		L. Accessibility, Health, and Safety Considerations
	C. Architectural Metals		M. Additions to Historic Buildings
	D. Paint		N. Aesthetic Recommendations
X	E. Roofs		
	F. Exterior Walls		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

The following scopes of work are proposed.

Roof Replacement

Remove existing metal roof.
Make any necessary repairs or improvements to the roof trusses.
Install architectural asphalt shingles.

History of the Property- Bartow County Tax assessor’s records state the home was built in 1913. GHRS states the home was constructed between 1900-1909.

COPs on file:

None

Analysis of the COP:

House is historic, contributing.
House type is Pyramid Cottage. House style is Uncategorized.

The metal roof with the shingle detail is unique to the district. A common problem with the metal roofs is deterioration over time resulting in leaks. The roof has leaks as evidenced by the pictures, included.

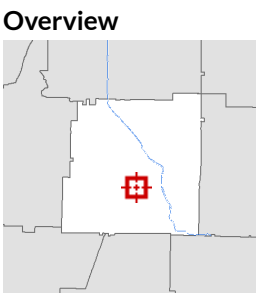
The request to replace the roof with fiberglass asphalt, architectural singles is a common request.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof	Metal	Fiberglass Asphalt shingle
Walkway		
Retaining wall		
House		
Garage		
Decking		
Steps		
Porches		
Ornamentation		

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



Legend
 □ Parcels
 — Roads

Parcel ID	C016-0022-024	Alternate ID	34209	Owner Address	HOLT RUSSELL G & ASHLEY FINNEMORE
Sec/Twp/Rng	n/a	Class	Residential		117 ETOWAH DRIVE
Property Address	117 ETOWAH DR	Acres	0.33		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	HSE & LOT LL 525 LD 4				
	(Note: Not to be used on legal documents)				

Date created: 12/10/2024
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Developed by  **SCHNEIDER**
 GEOSPATIAL



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

*Applicant: Robert Wright

Project Address: 117 Etowah Drive

Mailing Address (if different than project address):

Phone: 770-713-4391

Email: rburnswright@gmail.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.

West End

Office Use Only

Case Number CP24-31
 Date Received 12/4/24
 Contributing YCP13
 Zoning R-7
 Legal Advertisement 12-10-24
 Notified Adjacent _____
 HPC Hearing 12-17-24
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel 006-0022-024

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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 NEW ROOF

Start Date: 12/20

Anticipated Completion: 12/20

Contractor/Consultant/Architect: Clements Roofing & Construction, LLC

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

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]

New roof - attached one

• Quote from contractor

• Roofing material for architectural designer shingle.

• Photos of existing roof.

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.

CLEMENTS ROOFING AND CONSTRUCTION, LLC

122 Kensington Path
Dallas, Ga. 30157



DATE: November 20, 2024

CONTACT: Bo Wright
ADDRESS: 117 Etowah Dr
CITY: Cartersville, Ga. 30120
HOME PHONE:
CELL PHONE: 678-776-9581
EMAIL: rjwright@gmail.com

Re: Roofing Proposal--117 Etowah Dr

Mr. Wright,

Thank you for the opportunity to provide a quote to replace the roof in Cartersville, Georgia. Please accept the following proposal for the re-roofing of 117 Etowah Dr. CLEMENTS ROOFING AND CONST, LLC is grateful for the opportunity to develop a relationship with you through this proposal. CLEMENTS ROOFING AND CONST, LLC is an active member in the community and look forward to working with you. We are confident you will find this proposal both comprehensive and competitive. CLEMENTS ROOFING AND CONST, LLC will furnish all material, labor, safety equipment, lifting and hoisting equipment to complete the scope of work described below.

BLDG #	SQUARE FEET	SQUARES
	2933	31

- 26 Squares of GAF Camelot II Designer Shingles
- 3 Bundles of GAF Pro Start Starter Shingles
- 7 Bundles of GAF TimberTex Hip and Ridge Shingles
- 6 Rolls of GAF Rolled Roofing (Cap Sheet) (1square roll) (for flat roof)
- 3 Rolls of GAF Base Roofing (Base Sheet) (2 square roll) (for flat roof)
- 3 1000 sq ft rolls of Synthetic Felt
- 2 201 sq ft roll of Ice and Water Shield for Valleys
- 3 IPS Vent thru Roof Boots and Rain Collars
- 3 4' sections of Cobra Ridge Vent
- 35 Georgia Code Upgrade for Drip Edge (10' sections)
- 2 Boxes of 1 1/4" Galvanized Roofing Nails
- 2 Reflash and ice and water shield around both chimneys
- 100 4' x 8' sheets of OSB Plywood (install new decking on roof)
- 1 Box of framing nails
- 100 4' x 8' RTD Sheathing (real Plywood) Add \$1100.00**

ADD: replace gutter on a 1n ft basis \$15.00 1n ft includes labor and material

- 1 Provide set up, clean up and hoisting of roofing materials for construction.
- 2 Remove and dispose of 1 layer of metal roofing and related debris to existing wood decking
- 3 Install new OSB decking on roof (includes labor and material)
- 4 Inspect fascia and trim and let homeowner know of any issues found.
- 5 Furnish and install one ply of new synthetic felt underlayment over decking.
- 5 Furnish and install new step flashing where and if needed.
- 7 Furnish and install shingles, starter shingles and ridge vent shingles.
- 3 Furnish and install 1 1/4 inch galvanized roofing nails to fasten shingles to decking.
- 9 Furnish and install one ply of Ice and Water Shield underlayment at all valleys
- 0 Furnish and install one ply of Ice and Water Shield underlayment at all vent pipes thru roof.
- 1 Furnish and install new pipe boots and rain collars on all vent pipes thru roof.
- 2 Furnish and install new ridge vents
- 3 Furnish and paint all existing pipe vents thru roof (color of your choice)
- 4 Furnish and install all caulk as needed for vents thru roof.
- 5 Remove and dispose of all debris as a result of our work.
- 6 Leave job site clean and orderly on a daily basis.
- 7 Furnish all dumpsters needed to complete job.
- 8 Provide visual inspection with customer of all work and address any issues discovered.

We hereby propose to furnish labor and materials-complete in accordance with the above specifications for the sum of:

OPTION #1	3 TAB 25 YEAR SHINGLE:	GAF	N/A
OPTION #2	ARCHITECTURAL SHINGLE:	GAF Camelot II Designer	\$21,475.00 Royal Slate Color

Note: Our proposal is good for 30 days from the date of this agreement.

Note: Payment is due upon completion of work.

Note: All material is guaranteed to be as specified. All work to be completed to industry standard workmanship. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner is responsible for maintaining fire, tornado, and any other necessary insurance. Our team is fully covered by our own worker's compensation and general liability policy.

SAFETY PLAN: CLEMENTS ROOFING AND CONST, LLC will always work safely using industry best practices insuring the well being of our team and reducing the risk and liability to our customer.

Thank you in advance for giving us an opportunity to discuss our proposal in more detail with you. Should you have any questions or needs regarding this proposal, I am available at your convenience.

Best Regards,

Bert Clements
bert@clementsroof.com
770-527-1945

I hereby accept and agree to the above prices, specifications, and conditions as stated in this proposal. **CLEMENTS ROOFING AND CONST, LLC** is authorized to perform the work as specified.

Accepted by Owner:

CLEMENTS ROOFING AND CONST, LLC REPRESENTATIVE:

Bert Clements



We protect what matters most™

Search Q



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Browse shingles

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Roofing Materials

Building Materials

Plan and Design

Pro Resources

Find a contractor

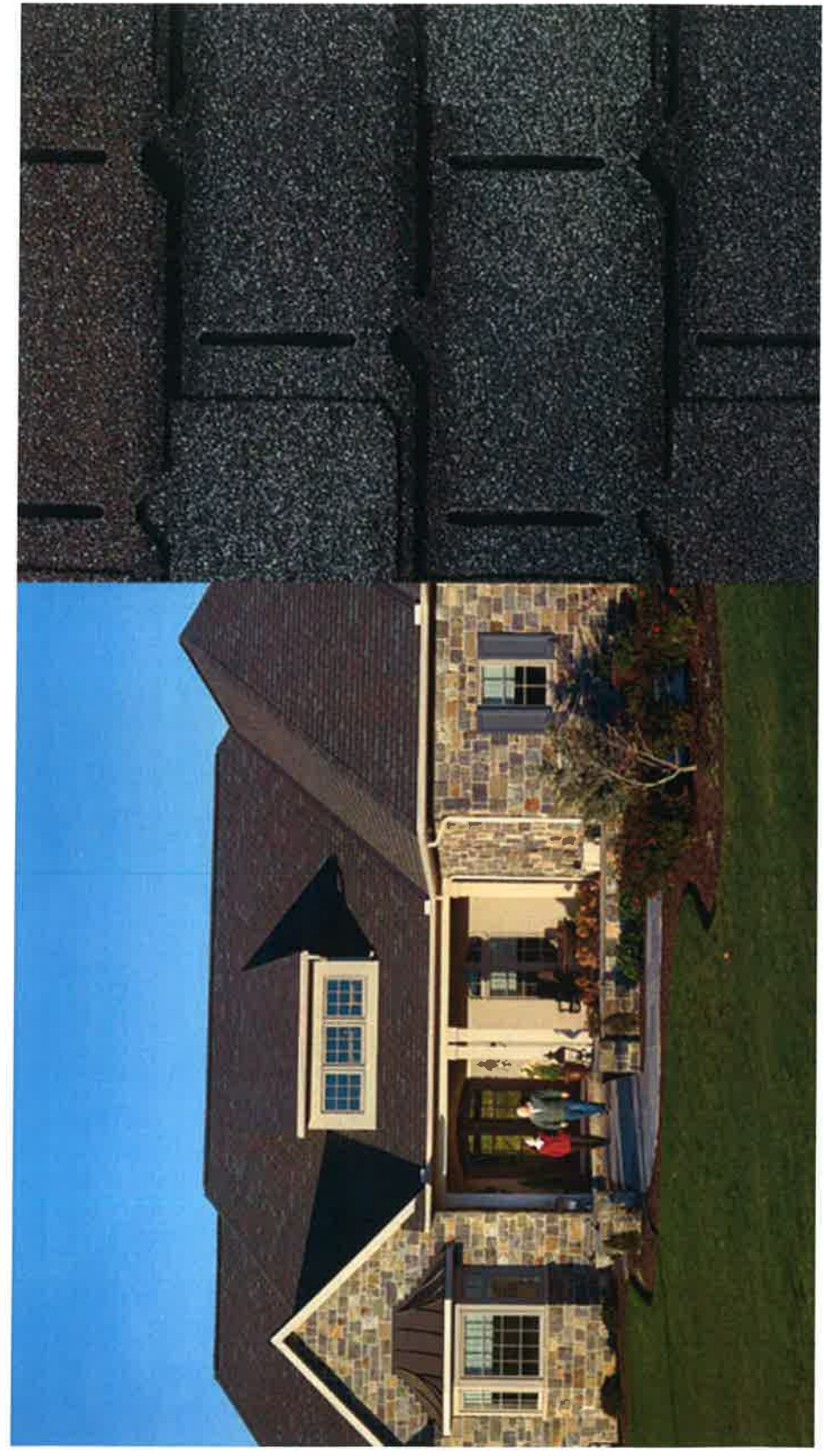
Roofing Materials > Residential Roofing Materials > Shingles > Camelot® II

Camelot® II

An artisan-crafted slate-like shape and custom palette conjure the romance of European architecture.

★★★★ 4.8 (69) [WRITE A REVIEW](#)

Find a contractor



Roofline
Slate
↓

Photos of Existing Roof



Photos of water damage from leaking roof





Camelot® II Shingles

Camelot® II Shingles complete a home with their classic, artisan-crafted look — at a surprisingly affordable price. Now with GAF Time-Release Algae-Fighting Technology for long-lasting algae-fighting power so strong it allows us to offer a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.⁴

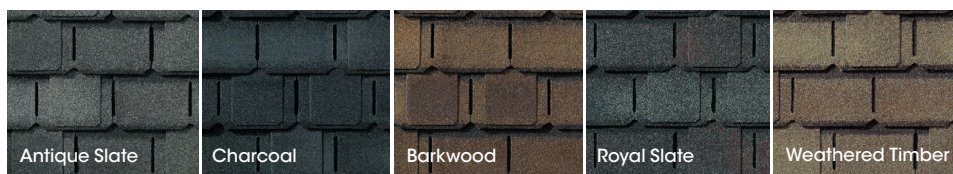


Camelot® II Shingles

Benefits:

- **Affordable Luxury** — Camelot® II Shingles are only a fraction of the cost of traditional slate or wood shakes
- **Sophisticated Design** — Artisan-crafted shapes combined with a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom Color Palette** — Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **High-Performance** — Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **StainGuard Plus™ Algae Protection Limited Warranty** — Specially engineered capsules release copper over time for long-lasting algae-fighting power. It's protection so strong, it allows us to offer a 25-year limited warranty against blue-green algae discoloration.⁴
- **Highest Roofing Fire Rating** — UL Class A, Listed to ANSI/UL 790
- **Stays in Place** — Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-offs; shingles warranted to with-stand winds up to 130 mph (209 km/h)³
- **The Ultimate Peace of Mind** — Lifetime¹ limited transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years
- **Perfect Finishing Touch** — Use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles⁵

Colors:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 17" x 34 1/2" (432 x 876 mm)
- **Exposure:** 7.5" (190.5 mm)
- **Bundles/Square:** 4
- **Pieces/Square:** 56
- **Nails/Square:** 280 (336 where 6 nails per shingle is required)⁵
- **StainGuard Plus™ Algae Protection Limited Warranty⁴**
- **Hip/Ridge:**^{5,6} TimberTex®, TimberCrest®
- **Starter:** WeatherBlocker™

Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462¹
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Texas Department of Insurance listed
- Meets CSA A123.5²

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Camelot® II Shingles. Installation instructions may also be obtained at gaf.com.

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

² Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

³ Refers to shingles sold in Canada only.

⁴ 15-year 130 mph wind speed coverage requires special installation and use of GAF Starter Strip Shingles; see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

⁵ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

⁶ Required by some local codes and required for enhanced wind coverage on certain products.

⁷ These products are not available in all areas. See gaf.com/RidgeCapAvailability for details.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™



Dec 11, 2024 at 4:00:51 PM
117 Etowah Dr
Cartersville GA 30120
United States



Dec 11, 2024 at 4:00:59 PM
117 Etowah Dr
Cartersville GA 30120
United States

