



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 23-10

HPC Meeting – 3/21/23

Application Information

Address: 104 Fite St.
 Applicant: Renee Bryan Canty
 Historic District: West End
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Brief Description: Demolish existing house. Construct new house.

Applicable Guidelines to Consider- Sec. 9.25-54. West End Historic District

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. 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
Commercial Design Guidelines (Historic Downtown Business District)		
	PART ONE: General Guidelines for Structures Contributing to the District.	
	PART TWO: Guidelines for New Construction	

Project Tasks:**Demolition:**

1. Demolition of existing house, approx. 1,276sf, and foundation due to tree damage and exposure to elements.

New Construction:

1. Construct new house on a slab foundation, approx. 1,334 sf. with open carport.
2. Roof pitches to be a min. 6:12.
3. Roof material to be architectural shingles.
4. Siding to be fiber cement board with option to add fiber cement shake to gabled ends for architectural interest.
5. Windows to be wood or higher quality PVC. No indication if SH or DH. No indication of pane configuration.
6. Front porch columns and house trim to be wood, composite or fiber cement.
7. The garage will not be constructed as shown. This area will be a carport.
8. The front door will be wood with glass panes. Exact configuration to be determined.
 - a. Option: Front door to be metal.
9. Rear of house to be flush without offset as depicted in elevation.
10. Add wood deck to rear of house across entire width of house. Dimensions to be determined.
 - a. Option: In place of deck, add screened porch. Dimensions to be determined.

Staff Comments:

History of the Property- The house was constructed in 1951 per the Bartow County Tax records. The GHRS states the house was constructed c1935-1944.

COP20-25. Various repairs and modifications. Approved 9-16-20. Re-approved 10-18-22.

COP16-07. Same/ similar scope of work as COP20-25. Approved w/ cond. 5-17-16.

COP09-12. Remove front porch addition. Approved 11-17-09.

Analysis of the COP:

The existing house is historic, contributing. The existing house type is side-gabled cottage. A site visit was performed on 9/3/2020 and photos taken. The proposed house type will be Bungalow. The style will be Craftsman.

On May 6, 2022, a large oak tree fell on the house entering through the front, left corner and laying near the center. Damage occurred from the roof and roof support structure down to the foundation. The damaged area was covered with tarps while the home insurance claim was processed. The house did become exposed to the elements throughout several seasons.

Ultimately, the house was damaged to the point that it would cause a significant financial hardship to repair. Demolition and rebuild is recommended. A letter from a structural engineer with this recommendation is provided with the application.

Architectural plans and elevations are provided for the proposed house. The proposed house appears to be similar in size and scale to the original house and to surrounding houses. The applicant is encouraged to maintain the same building setbacks and alignment with adjacent houses as the current house.

The proposed house will utilize all new building materials. It does appear that the applicant has selected a house that would be complementary to the adjacent homes and district.

Due to several items that are not yet known, like the deck vs. porch and the front door type, the applicant may need to come back to the HPC once these items are known.

Commissioners Work Sheet

Materials:

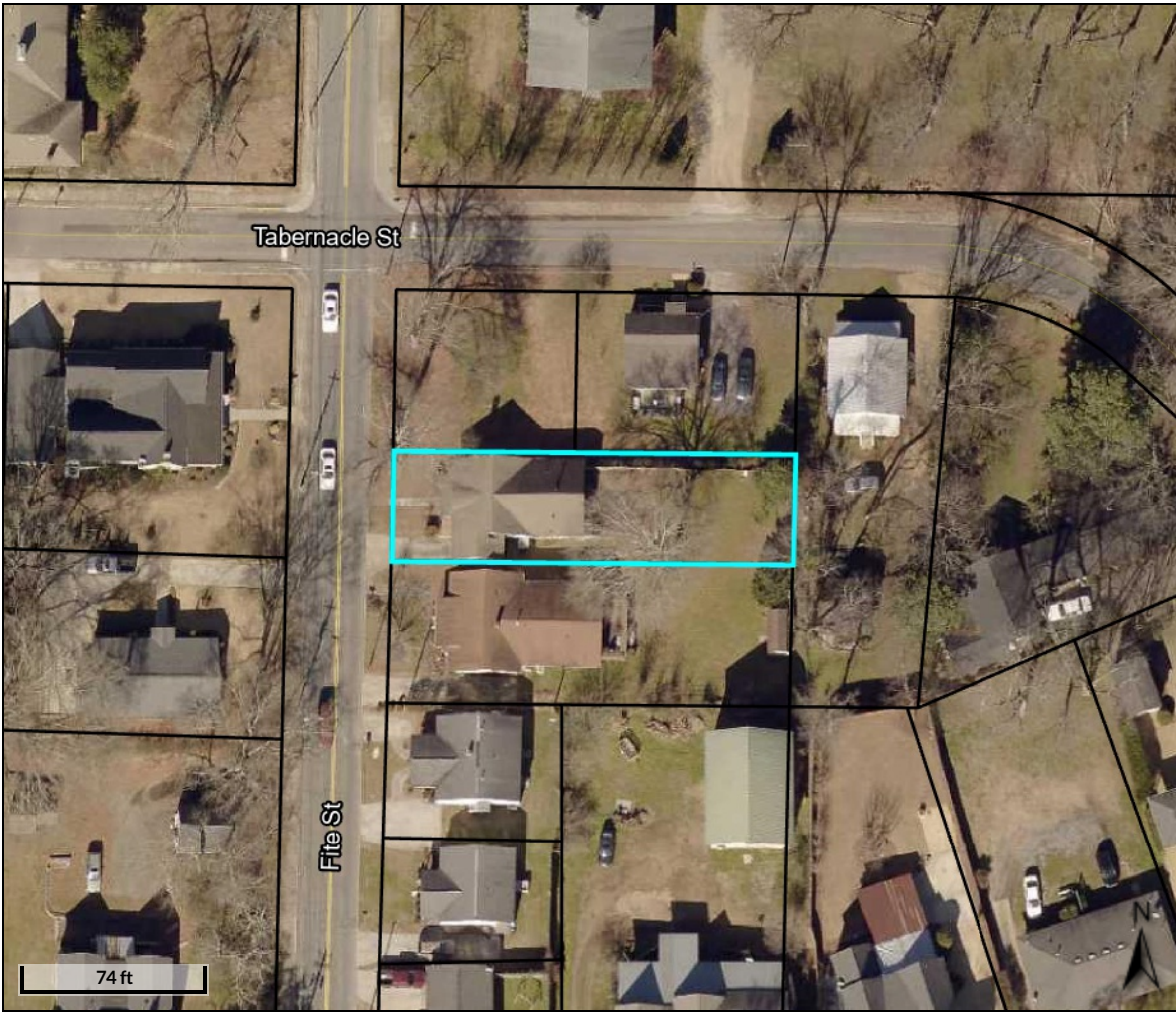
	Existing Materials	Materials to be Used
Roof	Asphalt Shingle	Asphalt shingle
Siding	Vinyl over Wood	Fiber cement board
Windows	Wood	Wood or PVC
Doors	Wood	Wood w glass or Metal
Exterior Lighting		
Foundation	Conc. block crawlspace	Concrete slab
Awning		
Entrance		
Gutters	Aluminum	Not mentioned
Ornamentation	Wood	Wood, fiber cement, composite

Hardscaping

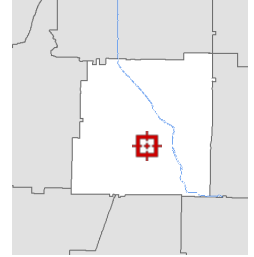
- Retaining Wall:
- Drives:
- Fencing:
- Lighting:

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.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C002-0010-005	Alternate ID	32174	Owner Address	CANTY BRYAN K
Sec/Twp/Rng	n/a	Class	Residential		106 FITE ST
Property Address	104 FITE ST	Acreeage	0.15		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 484 D 4				

(Note: Not to be used on legal documents)

Date created: 3/14/2023
Last Data Uploaded: 3/13/2023 10:40:24 PM

Developed by  **Schneider**
GEOSPATIAL



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

*Applicant: BRYAN CANTY
 Project Address: 104 FITE ST
 Mailing Address (if different than project address):
CARTERSVILLE, GA 30120
 Phone: 770 695-0927
 Email: bubba770@hotmail.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	<u>COP 23-10</u>
Date Received	<u>3-8-23</u>
Contributing	<u>Y-C1951</u>
Zoning	<u>R-7</u>
Legal Advertisement	<u>3-14-23</u>
Notified Adjacent	_____
HPC Hearing	<u>3-21-23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>002-0010-005</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)

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: _____

Anticipated Completion: _____

Contractor/Consultant/Architect: _____

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 3/8/23 Signature [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]

See Attached

PRECEDENCE OF DECISIONS

Each application will be considered on it's 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.

CARTERSVILLE HISTORIC PRESERVATION COMMISSION

PROJECT DESCRIPTION FOR PROPERTY LOCATED AT:
104 FITE STREET
CARTERSVILLE, GA 30120

PHASE I:

Will consist of demolition of existing structure (approximately 1,200 square foot wood frame house built in 1951) that was extensively damaged on May 6, 2022, by 100+ year old water oak falling on the house. The tree fell on the home in the front living room area leaving a very large opening with the tree canopy engulfing the majority of the roof and the trunk of the tree damaging the foundation of the home. After months of negotiations with multiple insurance adjusters, inspectors, and structural engineers, it has finally been determined that due to the extent of the damage and time that has elapsed, it is most cost effective to demolish the original structure and erect a new home on the site. Grading the lot to stabilize the subgrade for the foundation is warranted as well.

PHASE II:

Will consist of the construction of a new home (see site plan). After meeting with City Planner, David Hardegree, to preview the plans, it was determined by Mr. Hardegree that the proposed structure (approximately 1,400 square foot Craftsman design) conformed to designs in the West End Historical District. The roofing will consist of asphalt architectural shingles with a primary roof pitch of 8:12 and secondary roof pitch of 6:12. I plan to use vertical and horizontal hardi-plank siding with the possibility of intermittent hardi-shake to compliment the curb appeal. Support column structures will consist of wood, composite materials, or masonry/wood materials. Windows and trim will be either wood or higher-end PVC materials. Cost prohibitive, of course. I plan to install a wood front entry door with glass inserts. If I'm not able to find the desired design, a metal door may be substituted. Likewise, other exterior doors. The front-facing garage door will be removed to reveal a two vehicle carport consistent with the previous structure. The foundation will possibly have a masonry or stone façade compatible with other design aspects of the home. The only other major construction variance will be the size of the back deck. I would like for it to extend along the width of the house or possibly enclose (screen) a portion.

Historic Preservation Commission Meeting
10 N. Public Square
October 18, 2022
5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee at 5:30 PM

Present: Greg Frisbee, Becky Carr, Vandi White, Larry Gregory, Lisa Ellis, and David Elder

Staff Present: David Hardegee, Samantha Fincher, and Zack Arnold

Absent: Brad Galland

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 September 20, 2022. Board Member Gregory seconded the motion. The motion carried unanimously. Vote: 5-0.

David Hardegee, Planning and Development Assistant Director welcomed new Board Members, Lisa Ellis and David Elder, to the Historic Preservation Board.

2. COP20-25, 104 Fite St. Applicant: Bryan K. Canty

Chairman Frisbee called for the next item on the agenda. Mr. Hardegee stated the applicant would like to renew the previously approved Certificate of Preservation, case number COP20-25. The project has faced many delays, including damage from a fallen tree. The applicant would like to renovate the carport area and replace the siding, windows, soffit/ fascia, and gutters. The side-gabled style cottage is historic and contributing.

Chairman Frisbee opened the floor for discussion.

Brian Canty, the owner, came forward to answer questions from the Board. Mr. Canty stated he would like to recover/remodel the home. However, the full extent of the storm damage has yet to be determined. Demolition may be advised if the foundation is damaged.

Chairman Frisbee opened the public hearing.

With no one else to come forward, the public hearing was closed for discussion.

Chairman Frisbee stated if demolition is advised, the applicant will need to revisit the Board with the demolition request.

Board Member Gregory made a motion to approve the application as submitted. Board



ALPHA OMEGA
ENGINEERING
structural design from start to finish

Jason Baines, P.E.
404-771-9106
jason.baines@comcast.net
www.alpha-omega-engineering.com

March 3, 2023

Brian Canty
106 Fite Street
Cartersville, GA 30120

RE: 104 Fite Street

Dear Brian

I visited the referenced residence to observe the damage caused by a tree falling on the house. The house, built in 1951, is a two-story wood framed structure built on a crawl space. The crawl space walls are constructed with ungrouted, unreinforced concrete masonry. I was unable to observe the foundation depth or width.

The tree that fell on the front part of the house destroyed the roof deck, roof rafters, ceiling joists, and second floor framing back to the roof ridge line at the middle of the house. The exterior walls that bear on the masonry crawl space walls are damaged and, in some locations, shifted approximately 1/2" off the foundation. Due to the movement of walls, racking, the floor framing has some damage and has absorbed a lot of moisture due to the roof being open and the inclement weather.

I recommend removing all the structure off the foundation and removing the masonry crawl space foundations due to the extensive amount of damage and the time that the house was constructed. Trying to repair the home would be cost prohibitive due to having to bring the whole residence up to the standard of the current building codes.

Sincerely


Jason P. Baines, P.E., S.E.

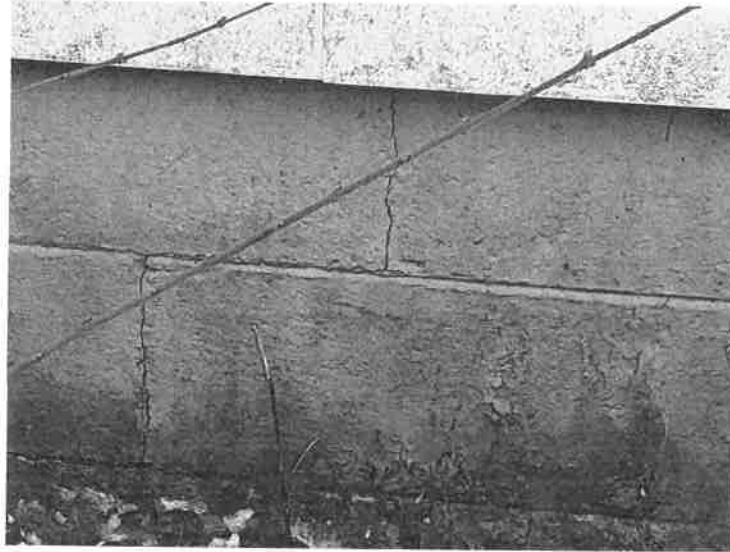




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Jason Baines, P.E.
404-771-9106
jason.baines@comcast.net
www.alpha-omega-engineering.com

Photographs



Cracks in Masonry Foundation Walls



Damage to Front of the House



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Plan 7-1232 Features

Lot Characteristics:

Suited for a narrow lot

Interior Features:

Family room

Open concept floor plan

No formal living/dining

Unique Features:

Vaulted/Volume/Dramatic ceilings

Plan 7-1232 Detail

Bedrooms: 2	Total Sq. Ft.: 1334	Width: 38' 0"
Full Baths: 2	Main floor: 1334	Depth: 52' 0"
Levels/Stories: 1	Garage: 152	Height: 22' 8"
Garage Stalls: 2	Porches: 418	Roof Pitch (primary): 8:12
		Roof Pitch (secondary): 6:12
		Walls: 2"x6"
		Ceiling Height (Main): 9'

Short Description

Two-bedroom Craftsman design with plenty of curb appeal in a small home design. Open-concept floor plan where the kitchen dining and great room areas blend together to create a spacious living area. Split bedrooms with the master behind the garage and the 2nd bedroom to the front and left of the entry. 10 step ceilings in the main living area create volume in the space. A 10 step ceiling is also located in the master bedroom. A private master bath and walk-in closet makes the master suite highly desirable. Two-stall garage makes this the perfect starter home.

Design Comments

Entry/Din Rm/Great Rm/Master Bdrm 10' Step



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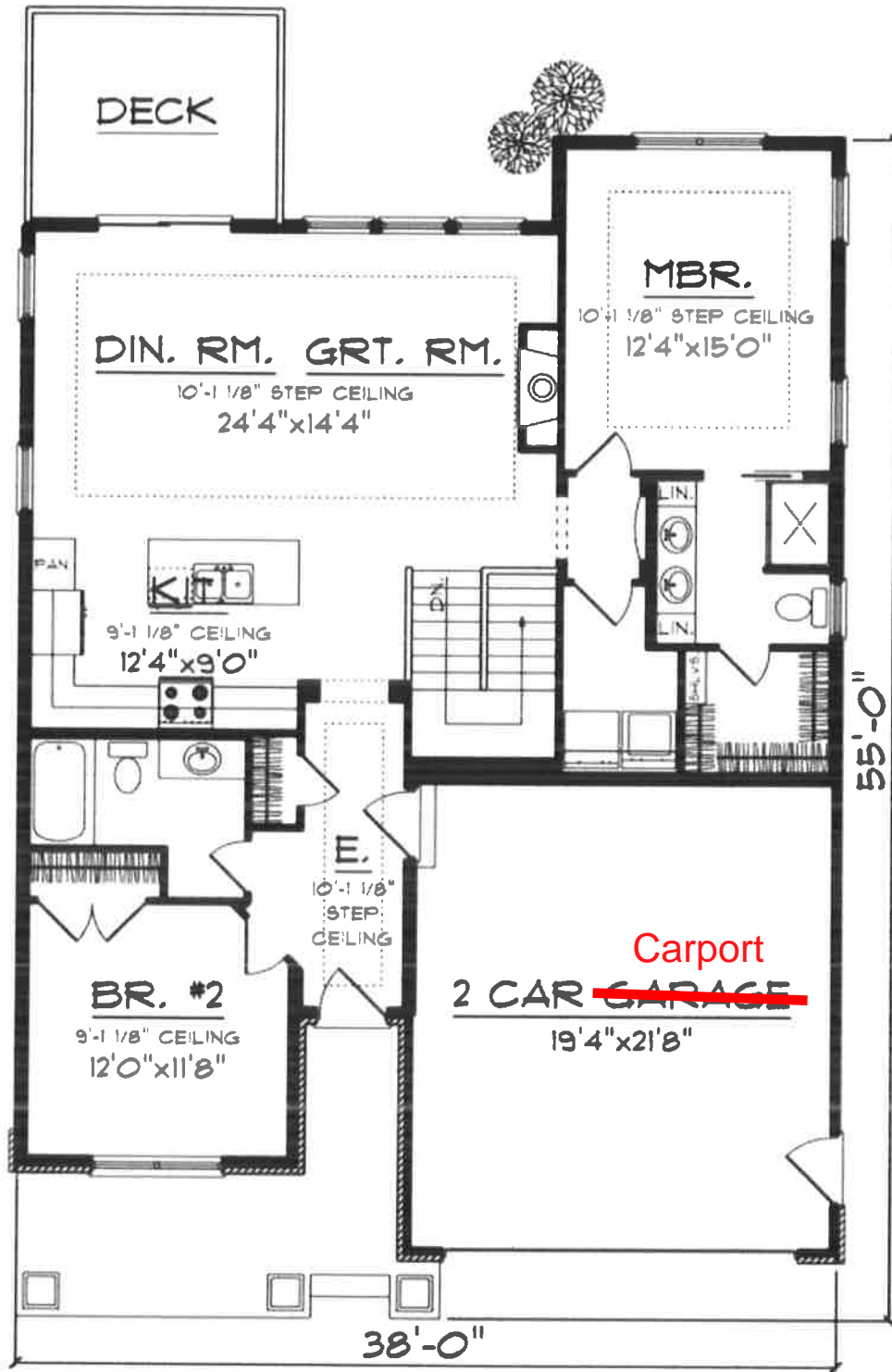
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Rear Elevations





Main Floor



SITE VISIT 9-3-2020. For COP23-25.







Images from fallen tree, May 6, 2022.



