



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP23-11

HPC Meeting – 3-21-23

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: Construct 18ft. x 20ft. covered patio addition to rear of house.

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>	
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
F. Exterior Walls	PART TWO: Additions and New Building Construction
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation of Structures
I. Windows and Doors	
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	

Task List:

1. Construct 18ft x 20ft covered patio, 360 sf., to rear of the house. See site plan and elevations.
2. Add chimney to north side of patio.
3. Chimney and patio to be brick.
4. Roof to be metal.
5. Support posts to be wood, approx. 6in. x6in, with brick base.

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. Construct 400sf addition to rear of home. 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 house is Historic, Contributing.

The applicant proposes to construct an 18ft x 20ft covered porch addition beside the 2021 garage addition to the rear of the home. All materials have been approved on previous cases. The patio will be somewhat obscured by a 6ft privacy fence.

The proposed addition appears to be appropriate for the property and district.

Commissioners Work Sheet

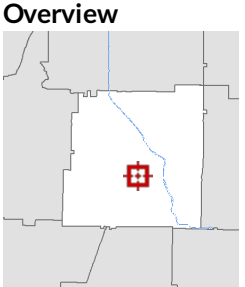
Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt Shingles (house)	Metal
Siding		
Windows		
Doors		
Support Posts	---	Wood
Patio	----	Brick
Chimney	----	Brick
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.



Legend
 Parcels
 Roads

Parcel ID	C013-0004-007	Alternate ID	33551	Owner Address	GRAVES GARY
Sec/Twp/Rng	n/a	Class	Residential		119 CASSVILLE RD
Property Address	119 CASSVILLE RD	Acreage	0.28		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL380-413 D 4				

(Note: Not to be used on legal documents)

Date created: 3/14/2023
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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.

PROJECT

Existing Building Type:

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

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

OPEN PORCH TO EAST OF NEW GARAGE

INFORMATION

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: 4-1-23

Anticipated Completion: 8-1-23

Contractor/Consultant/Architect: OWNER

Office Use Only	
Case Number	<u>COP23-11</u>
Date Received	<u>3/3/23</u>
Contributing	<u>Y C 1945</u>
Zoning	<u>R-D</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>C 013-0004-007</u>

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 3-3-23 Signature Gary D 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]

- OPEN, COVERED PORCH
TIED WITH BRICK FIREPLACE
- ROOF TIED INTO EAST
WALL OF HOME/GARAGE

- MATERIALS

- BRICK PAVERS + FIREPLACE
- BRICK + WOOD COLUMN
- METAL 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.

VILLE ROAD

EXISTING HOUSE

PROPOSED ADDITION
(SEE A2.1)

SUBJECT PROPERTY
119 CASSVILLE RD.

145

AUBREY STREET

75'

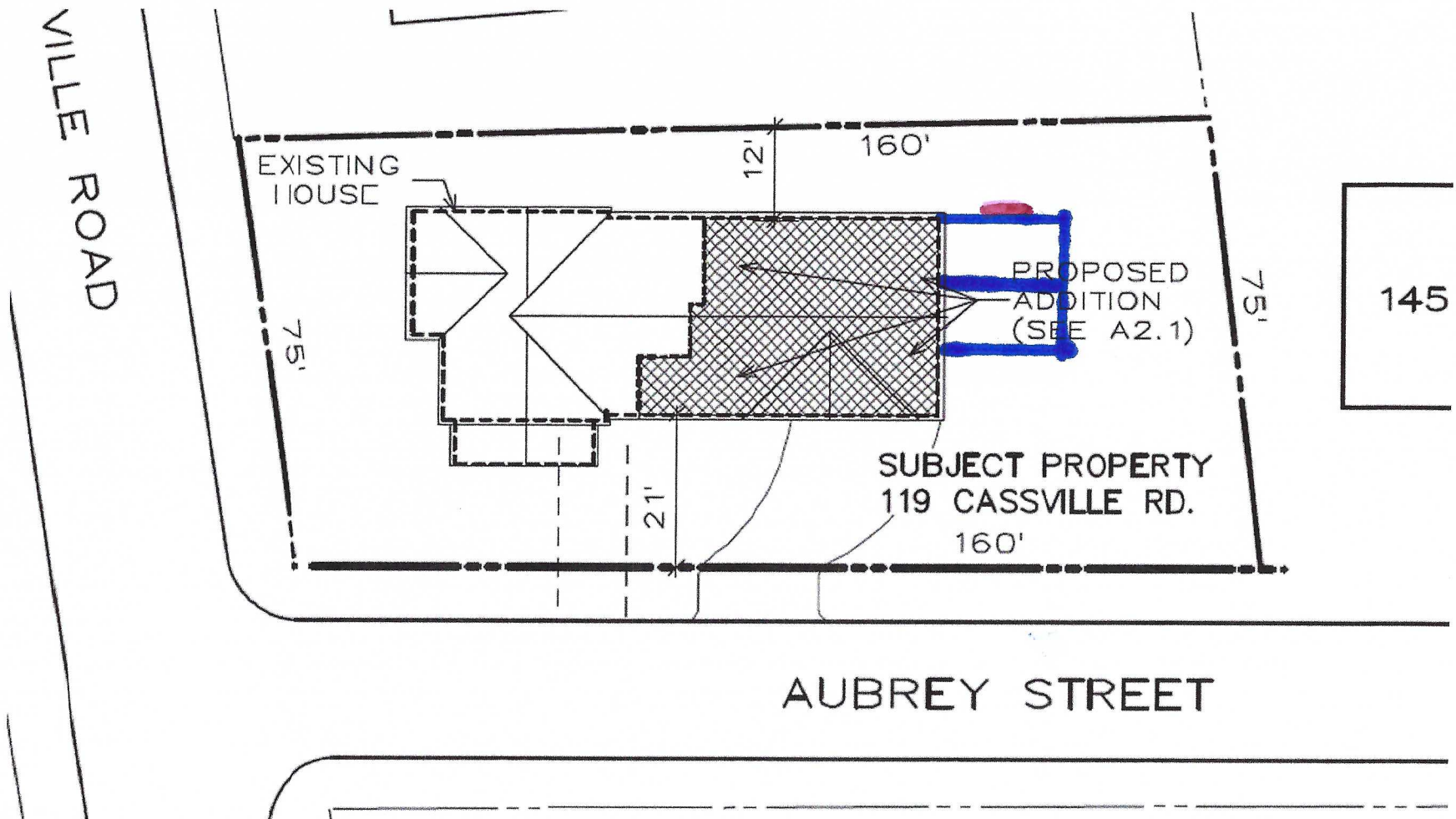
12'

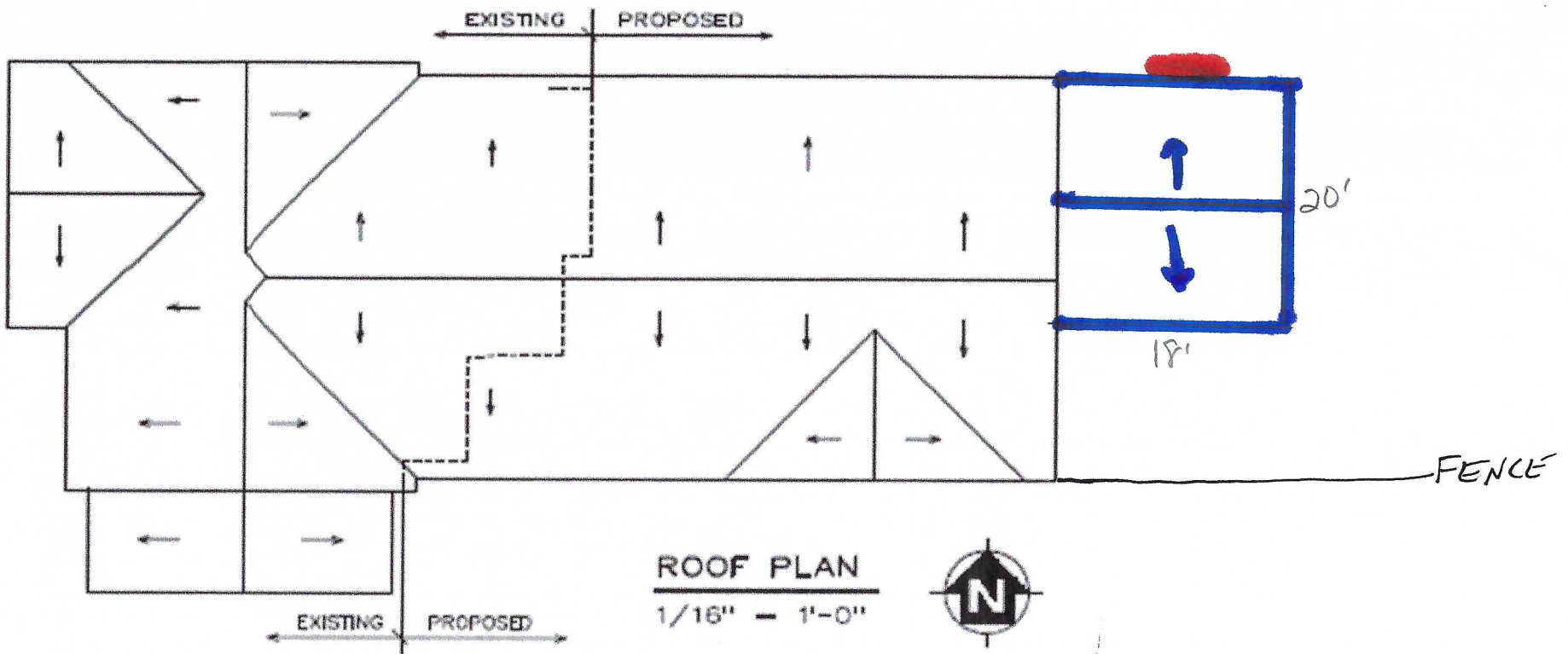
160'

75'

21'

160'



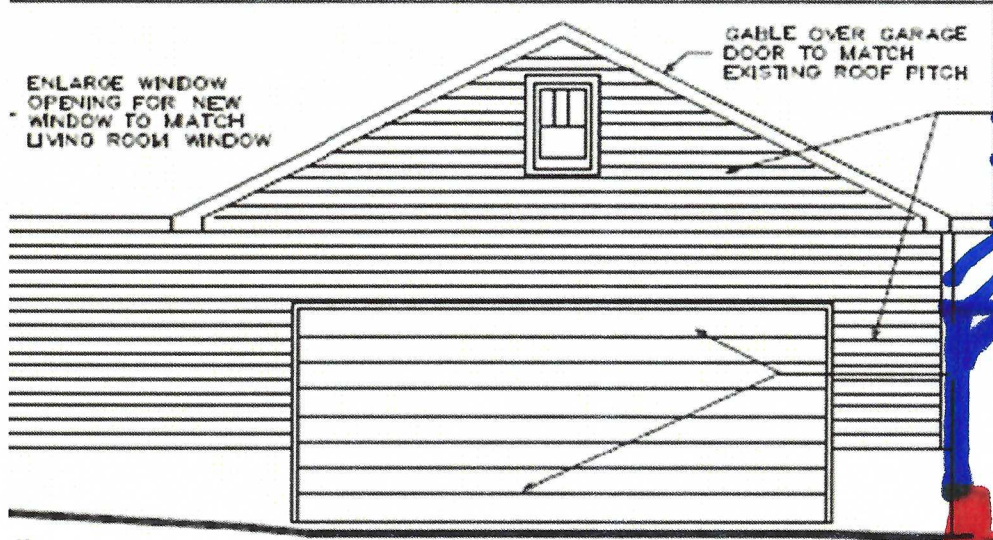


ROOF PLAN
 1/16" = 1'-0"



FENCE

3/8" CDX PLYWOOD
MATCH EXISTING
REPLACE
SHINGLE ROOF



BRICK
FIREPLACE

METAL ROOF

WOOD POSTS

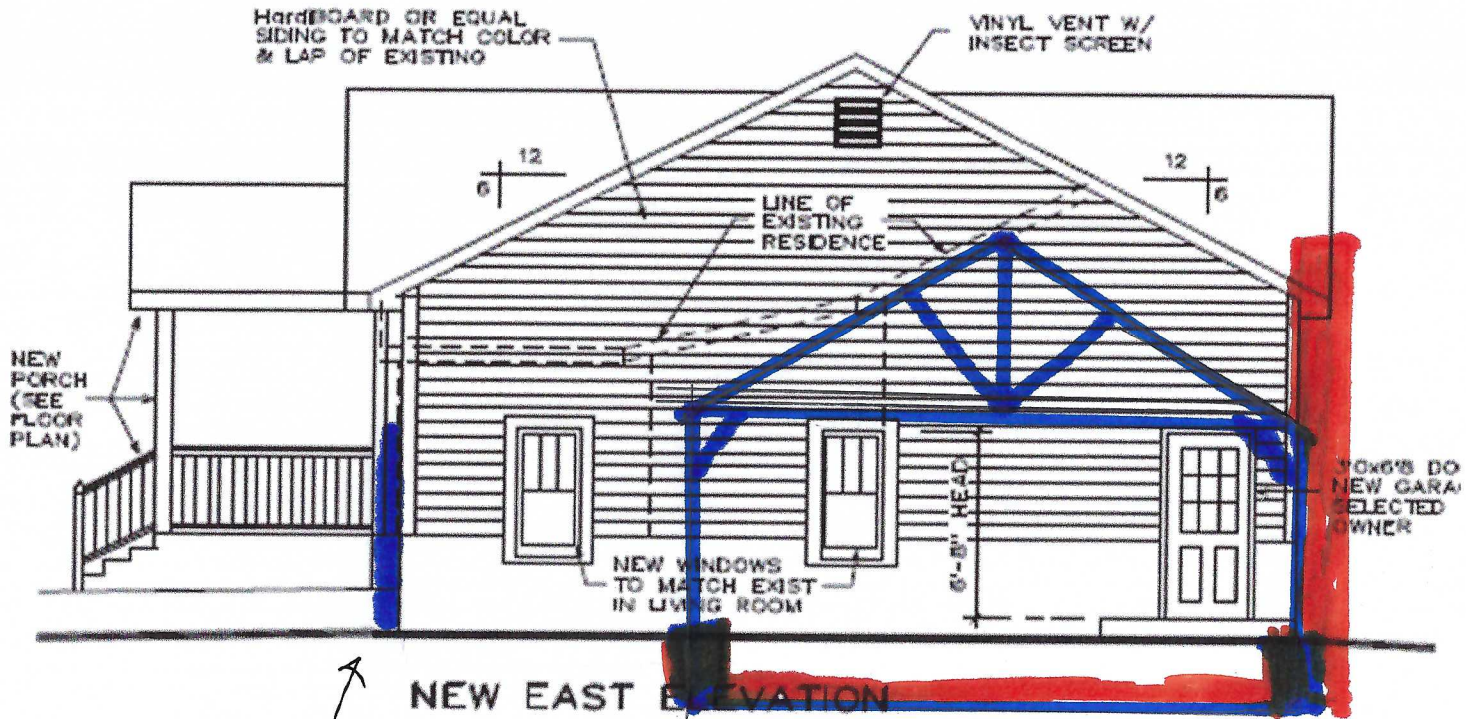
BRICK PATIO

BEHIND FENCE

NEW SOUTH ELEVATION

1/8" = 1'-0"

HARDIBOARD SIDING TO & LAP OF



FENCE

Images taken 3-15-23