



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 23-07

HPC Meeting – 3/21/23

Application Information

Address: 9 Luckie Street
 Applicant: Tim Riley, The Neher Group
 Historic District: Olde Town
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Brief Description: Replace all windows on house

Applicable Guidelines to Consider- 9.25-55. Part 1.

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

Project Tasks:

1. Remove (12) wood windows. Grid pattern varies, but mostly 6/6.
2. Add (12) Simonton 6100 series, DH, vinyl windows. Grid pattern is 1/1.
 - a. Height and width varies

Staff Comments:

History of the Property- No GHRS for this property. The tax assessor shows the property constructed c. 1972. The property is historic, non-contributing.

There are no COPs on file.

The brick house was painted without review between May 2015 and June 2022 based on Google Streetview images. The Olde Town historic district was adopted in 2004.

Analysis of the COP:

House is historic, non-contributing.
House type is Ranch House. House style is mid-century modern.

The application is to replace the existing wood windows with vinyl windows, Simonton 6100 series by Plygem. Height and width varies. The wood windows appear original to the house. All but one of the existing windows has a 6/6, divided light, pane configuration. The one window that is different is a twin picture window over the rear deck. It has a 1/1 pane configuration.

This type of wood-to-vinyl replacement request is typical and other similar projects have been approved previously.

The commission may want to see the 6/6 pane configuration continue on the new windows.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof		
Siding		
Windows	Wood	Vinyl
Doors		
Exterior Lighting		
Foundation		
Awning		
Entrance		
Gutters		

Ornamentation

Hardscaping

Patio:

Drives:

Fencing:

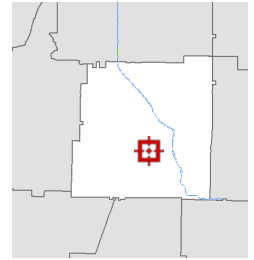
Lighting:

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	C016-0004-010	Alternate ID	33966	Owner Address	WILLIAMS SHAWN
Sec/Twp/Rng	n/a	Class	Residential		COBELL-WILLIAMS NICOLLE
Property Address	9 LUCKIE ST	Acreage	0.22		9 LUCKIE ST
					CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL526,483 D4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/10/2023
 Last Data Uploaded: 3/9/2023 10:28:03 PM

Developed by  **Schneider**
 GEOSPATIAL

Cartersville Historic Preservation Commission
CERTIFICATE OF PRESERVATION APPLICATION



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.

2016-0004-010

Office Use Only

Case Number CP23-07
 Date Received 2/3/23
 Contributing NO. C1972
 Zoning R-7
 Legal Advertisement _____
 Notified Adjacent 3-14-23
 HPC Hearing 3-21-23
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel _____

over town

*Applicant: Tim Riley - The Neher Group

Project Address: 9 Luckie St. Cartersville, GA 30120

Mailing Address (if different than project address):
P.O. Box 341262 Memphis, TN 38184

Phone: 901-471-1043

Email: tim@tngbuildingpermits.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.

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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 Home Depot USA

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 2/3/2023 Signature Jim Riley

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]

Install twelve (12) Simonton 6100 Series vinyl windows. Same size, shape, and location as the existing windows. No grid patterns.

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.

9 Luckie St. Cartersville, GA 30120

Scope of Work: Install twelve (12) Simonton 6100 Series vinyl windows. These windows will be the same size, shape, location and appearance as the existing windows.











Line Items:

#6

#5

Line Items:

#6



#5





Line Item: #10
Picture Window

Line Item #11
Picture Window



Line Items:

#8

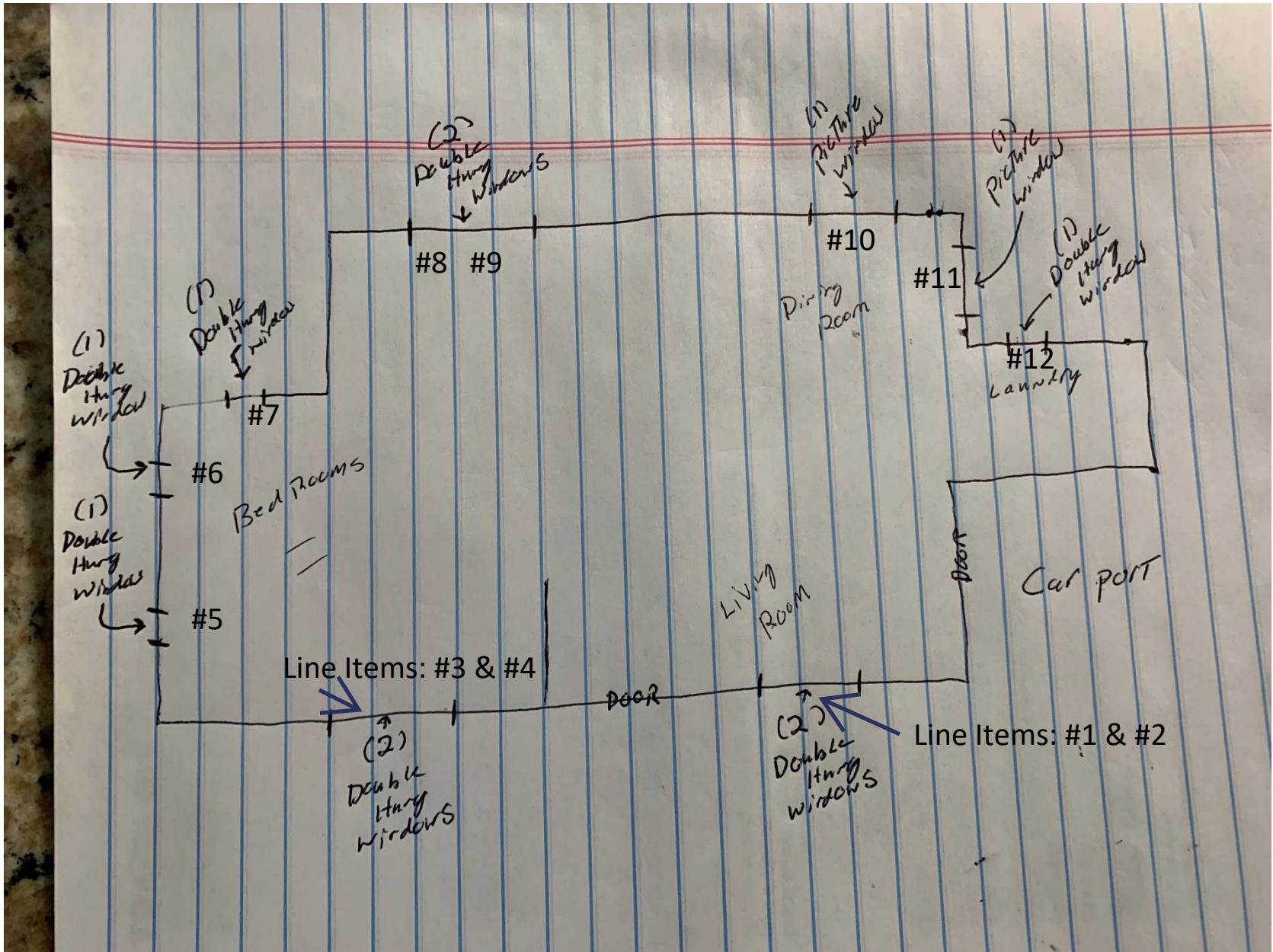
#9





Line Item # 12




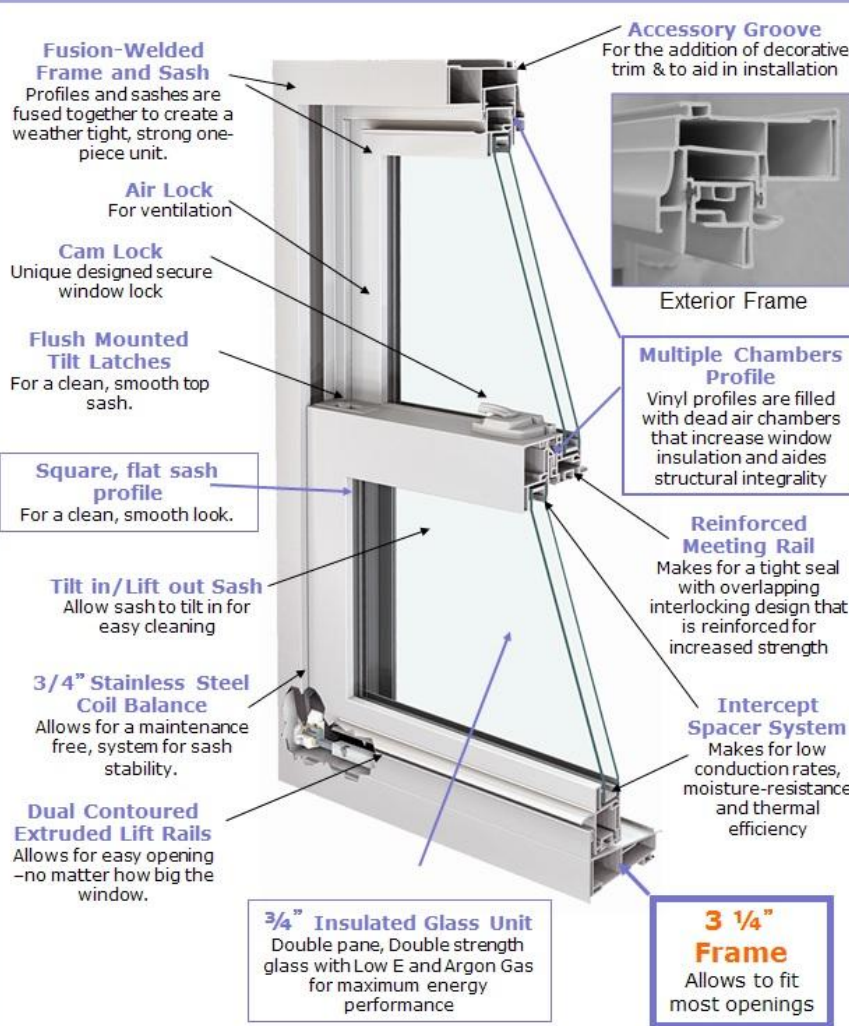


PROPOSED WINDOW SPEC SHEET

6100

Series Double Hung





Fusion-Welded Frame and Sash
Profiles and sashes are fused together to create a weather tight, strong one-piece unit.

Air Lock
For ventilation

Cam Lock
Unique designed secure window lock

Flush Mounted Tilt Latches
For a clean, smooth top sash.

Square, flat sash profile
For a clean, smooth look.

Tilt in/Lift out Sash
Allow sash to tilt in for easy cleaning

3/4" Stainless Steel Coil Balance
Allows for a maintenance free, system for sash stability.

Dual Contoured Extruded Lift Rails
Allows for easy opening -no matter how big the window.

Accessory Groove
For the addition of decorative trim & to aid in installation

Exterior Frame

Multiple Chambers Profile
Vinyl profiles are filled with dead air chambers that increase window insulation and aides structural integrity

Reinforced Meeting Rail
Makes for a tight seal with overlapping interlocking design that is reinforced for increased strength

Intercept Spacer System
Makes for low conduction rates, moisture-resistance and thermal efficiency

3/4" Insulated Glass Unit
Double pane, Double strength glass with Low E and Argon Gas for maximum energy performance

3 1/4" Frame
Allows to fit most openings