



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP21-14

HPC Meeting – 6-15-2021

Application Information

Address: 24 Neel Street
 Applicant: Matt and Anthia Santini
 Historic District: Olde Town
 Zoning: R7
 Setbacks: Front= 20ft. Rear= 20ft. Side= 8ft.

Brief Description: Applicant proposes to add a sunroom to the rear of the house

Applicable Guidelines to Consider

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
E. Roofs	
F. Exterior Walls	X 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
Commercial Design Guidelines (Historic Downtown Business District)	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction –	

Project Description:**Task List:**

1. Add 12'x36' sunroom to rear of house.
2. Add (9) windows to match existing. SH. Double pane.
3. Add (1) door

History of the Property- Bartow County Tax assessor's records state the house was built in 1994. No GHRS form available.

Previous COP on file:

COP 06-04: Enclose Carport. Approved 3-21-06.

COP07-07. Add privacy fence. Approved 3-20-07.

Analysis of the COP:

The house is non-historic, non-contributing.

New windows will match existing.

New Door expected to be metal with full lite glass.

Vinyl siding to match existing. Asphalt shingle to match existing.

There is no section of the Olde Town ordinance, Sec. 9.25-53 that covers additions to NH/NC houses.

The sunroom addition seems appropriate for the house and district.

Commissioners Work Sheet**Materials:**

	Existing Materials	Materials to be Used
Roof	Asphalt shingle	Same to match
Siding	Vinyl siding	Same to match
Windows	Alum. Or vinyl/SH	Same to match
Doors	---	Metal/ full-lite
Exterior Lighting		
Foundation		
Decking		
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.

Sec. 9.25-34. Application to preservation commission for certificate of preservation.

(a)-(d) omitted

(e) *Commission reaction to application for certificates of preservation.*

- (1) The commission shall approve or approve with conditions the application and issue a certificate of preservation if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the historic, or architectural significance of the historic property or historic district. In making this determination, the historic preservation commission shall consider, in addition to other pertinent factors, the historical and architectural significance, architectural style, general design arrangements, texture, and material of the architectural features involved, and the relationship thereof to the exterior architectural style, and pertinent features of the other structures, buildings, objects, or works of art in the immediate neighborhood.
- (2) The commission shall deny a certificate of preservation if it finds that the proposed new construction or material change(s) in the appearance of an existing structure(s) would have substantial adverse effects on the historic, or architectural significance of the historic property or the historic district. A certificate of preservation may not be denied on the basis of exterior paint color.

(f) *Necessary action to be taken by commission upon rejection of application for certificate of preservation.*

- (1) In the event the commission rejects an application, it shall state its reasons for doing so, and shall transmit a record of such actions and reasons, in writing, to the applicant. The commission may suggest alternative courses of action it thinks proper if it disapproves of the application submitted. The applicant, if he or she so desires, may make modifications to the plans and may resubmit the application at any time after doing so.
- (2) In cases where the application covers a material change in the appearance of a structure, building, object, or work of art which would require the issuance of a building permit, the rejection of the application for a certificate of preservation by the commission shall be binding upon the building official or other administrative officer charged with issuing building permits, and in such a case, no building permit shall be issued.

(g)-(j) omitted

(j) *Deadline for approval or rejection of application for certificate of preservation.*

- (1) The commission shall approve, approve with conditions, or deny an application for certificate of preservation within forty-five (45) days after the filing of a complete application by the owner or authorized agent of a historic property, or of a structure, site, object, or work of art located within a historic district. An application will not be considered filed until all required information is submitted with the application. Evidence of approval shall be a certificate of preservation issued by the commission. Failure of the commission to act with such forty-five (45) days shall constitute approval and no other evidence of approval shall be needed.

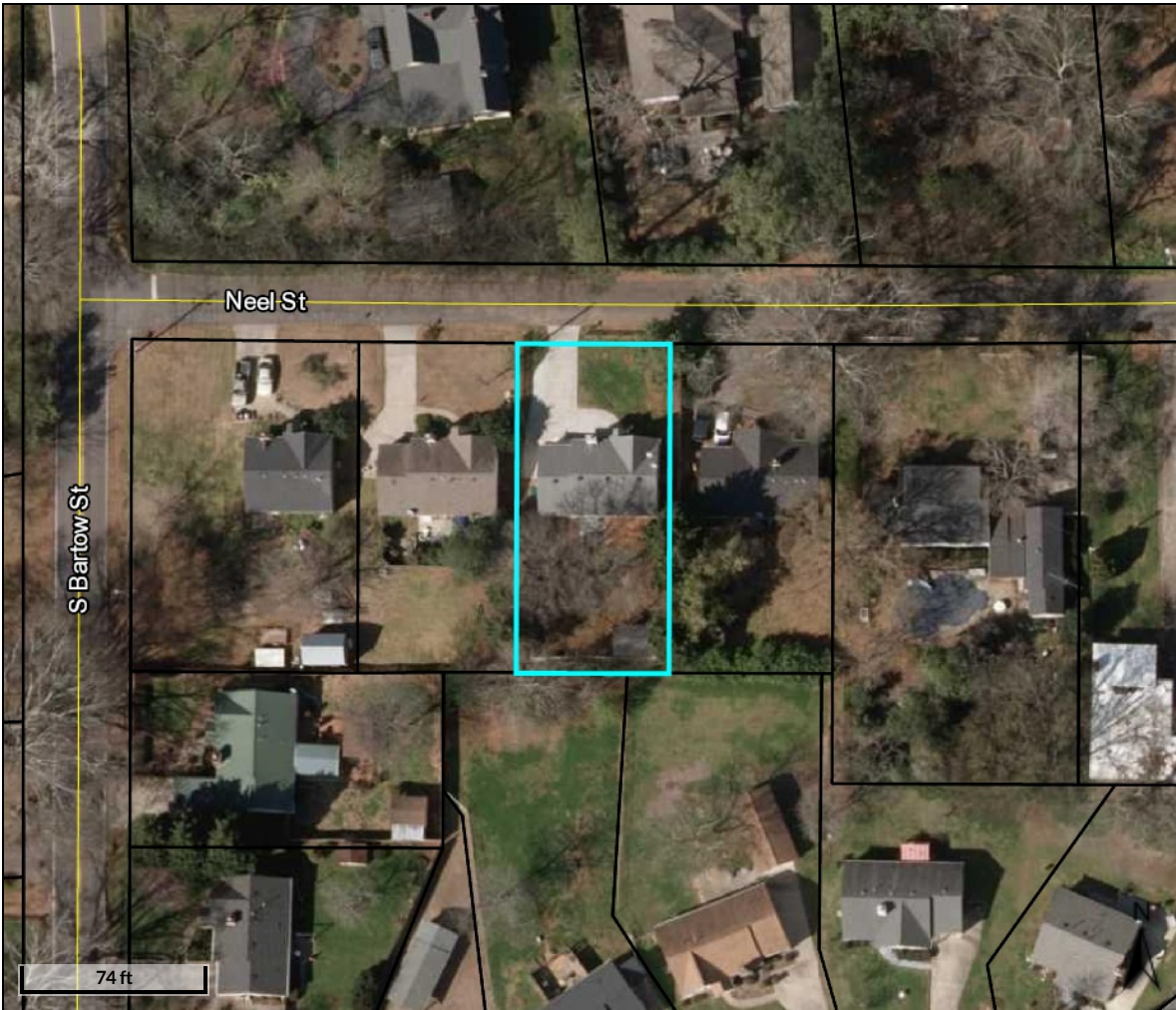
(k) *Undue hardship.* Where, by reason of unusual circumstance, the strict application of any provision of this chapter would result in the exceptional practical difficulty or undue hardship upon any owner of a specific property, the commission, in passing upon applications, shall have the power to vary or modify strict adherence to said provisions, or to interpret the meaning of such provisions, so as to relieve such difficulty or hardship; provided such variances, modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this chapter. An undue hardship shall not be a situation of the person's own making.

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- (l) *Requirements of conformance with certificates of preservation.*
- (1) All work performed pursuant to an issued certificate of preservation shall conform to the requirements of such certificate. In the event work is performed not in accordance with such certificate, the building official shall issue a cease and desist order and all work shall cease.
 - (2) The city council shall be authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in appearance of a designated historic property or historic district except those changes made in compliance with the provisions of this chapter or to prevent any illegal act or conduct with respect to such historic property or historic district.
- (m) *Certificate of preservation void if construction not commenced.* A certificate of preservation shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of preservation shall be issued for a period of eighteen (18) months and are renewable.
- (n)-(o) omitted
- (p) *Appeals.* Any person adversely affected by any determination made by the commission relative to the issuance of denial of a certificate of preservation may appeal such determination to the city council. Any such appeal must be filed with the city council within thirty (30) days after the issuance of the determination pursuant to section 9.25-34(j)(1) of this chapter. The city council may approve, modify, or reject the determination made by the commission, if the governing body finds that the commission abused its discretion in reaching its decision. Appeals from decision of the city council may be taken to the Superior Court of Bartow County in the manner provided by law for appeals from conviction for city ordinance violations.

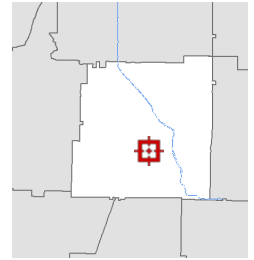
(Ord. No. 19-01, § IV, 5-17-01; Ord. No. 47-04, § 6, 6-17-04)

Source:

https://library.municode.com/ga/cartersville/codes/code_of_ordinances?nodet=COOR_CH9.25HIPR_ARTIIHIPRCO_S9.25-34APPRCOCEPR



Overview



Legend

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

Parcel ID	C016-0008-006	Alternate ID	34009	Owner Address	SANTINI MATTHEW J
Sec/Twp/Rng	n/a	Class	Residential		MCSTATTS ANTHIA E
Property Address	24 NEEL ST	Acreage	0.24		PO BOX 640
					CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LOT 2 GREEN IVES I				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/11/2021
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Developed by 



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

*Applicant: Matt & Antina Santini
 Mailing Address: 24 Neel St.
Cartersville, GA 30120
 Phone: 678-878-1279

*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 owner's 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 COP 21-14
 Date Received _____
 Contributing N-1994
 Zoning R-7
 Legal Advertisement 6-8-21
 Notified Adjacent _____
 HPC Hearing 6-15-21
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C 016-0008-006

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Property Address: 24 Neel St.
Cartersville, GA 30120

Existing Building Type:

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

Commercial

Other _____

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

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 _____

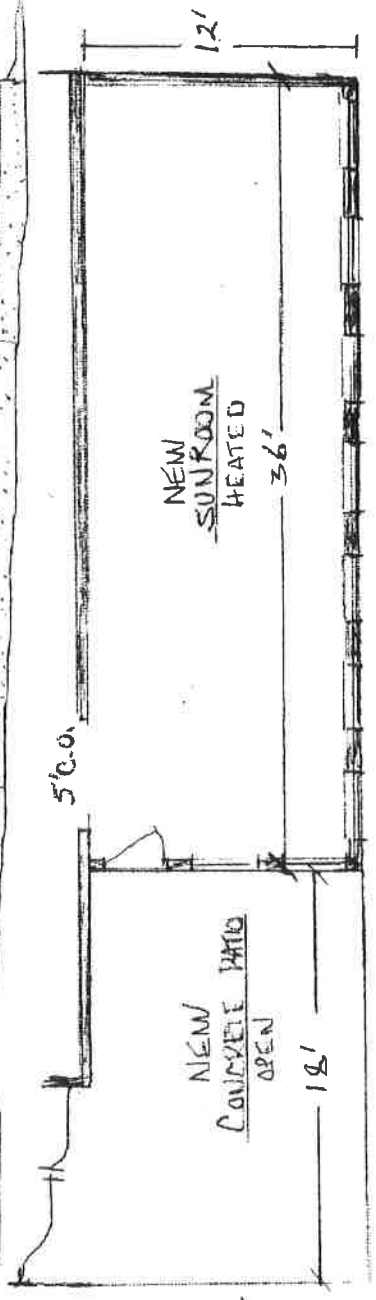
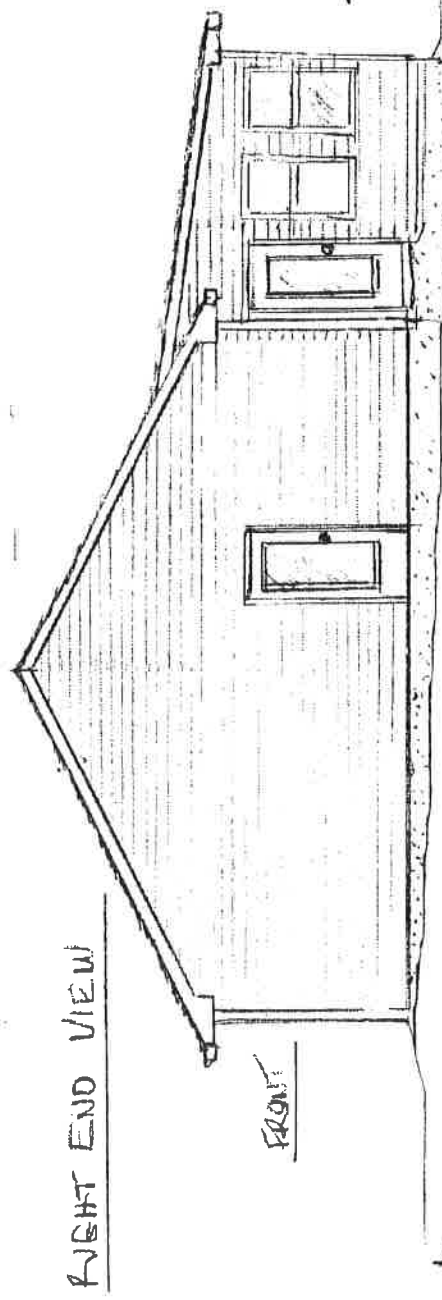
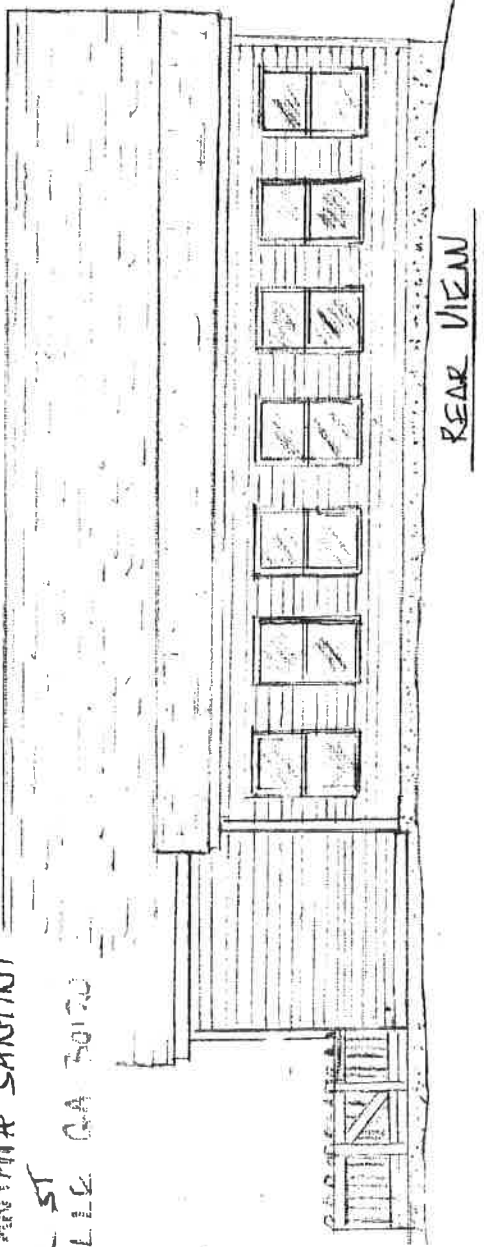
Start Date: 6/15/21
 Anticipated Completion: 8/15/21

Contractor/Consultant/Architect: Matt Santini
Kevin Lynch - consultant

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 guidelines. 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 applications that may appear similar in character.

MATT E. ANTONIA SANTINI
24 NEEL ST
CARROLLVILLE GA 30130



PLAN VIEW

Project Description:

We are adding a sunroom to the back of our home at 24 Neel Street. The home was constructed in 1994 and is a non-contributing part of the South Town Historic District. We plan to match the existing shingles for the roof and matching the existing vinyl siding for the exterior. The windows will be double pane with screens that are consistent with the window that are currently on our house.





