



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-23

HPC Meeting – 8-20-24

Application Information

Address: 133 Cassville Rd
 Applicant: Bartow Roofing LLC. Steven Smith, rep.
 Historic District: Cherokee-Cassville
 Zoning: Multiple Use (M-U)
 Setbacks: Front= 10ft. Rear= 20. Side= 10ft.

Project Summary: Demolish Building

Applicable Standards to Consider

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

Infill Overlay Districts. Chapter 26, Zoning. Article 27 (Sec. 27.1- 27.6)	
	West End Infill Overlay District
X	Cherokee-Cassville Infill Overlay 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. Additions to Historic Buildings
	D. Paint	N. Aesthetic Recommendations
	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	X PART FOUR: Demolition

The following scopes of work are proposed:

1. Demolish existing building.
2. Install fence in front yard. Modify existing side yard fence as needed.

History of the Property-

No GHRS for this property. The tax assessor shows the property constructed c. 1950. The property is historic, contributing.

COP22-10. Renovate building with new siding, new roof, new windows, new front and side door, privacy fence and sidewalk along building. Approved 4-19-22.

Analysis of the COP:

The original building type is undefined. The original building style is undefined.

The structure has been used for a variety of purposes since its' construction c.1950. There appears to have recently been (3) tenant spaces based on the number of doors.

The applicant for COP22-10 proposed to renovate the building for use, primarily, as a dental office. A leasable tenant space on the left side of the building was proposed. Since this proposal, minimal work was performed for the dental office. Parts of the floor were removed. Sections of the roof were removed until, finally, most of the roof was removed.

The applicant proposes demolition of the structure to include the walls and the remaining roof. The remaining sections of the floor slab will remain.

The site will be fenced. A fence is proposed in the front yard. No information has been provided on the fence. A variance will likely be required.

No site plan has been submitted. The Infill Overlay District requirements will apply to new development.

Historic Preservation ordinance Sec. 9.25-55. Part 4. Demolition.***PART FOUR—DEMOLITION***

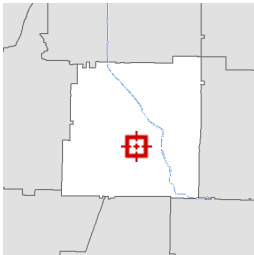
- 1. Before demolition, submit a site plan to the Commission illustrating proposed site development or plantings to follow demolition.*
- 2. During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, protect the trees on the site from damage due to compaction of the soil by equipment or materials.*
- 3. After demolition, clear the site promptly and thoroughly.*
- 4. After demolition, plant or develop the site promptly as approved in the proposed site plan.*

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



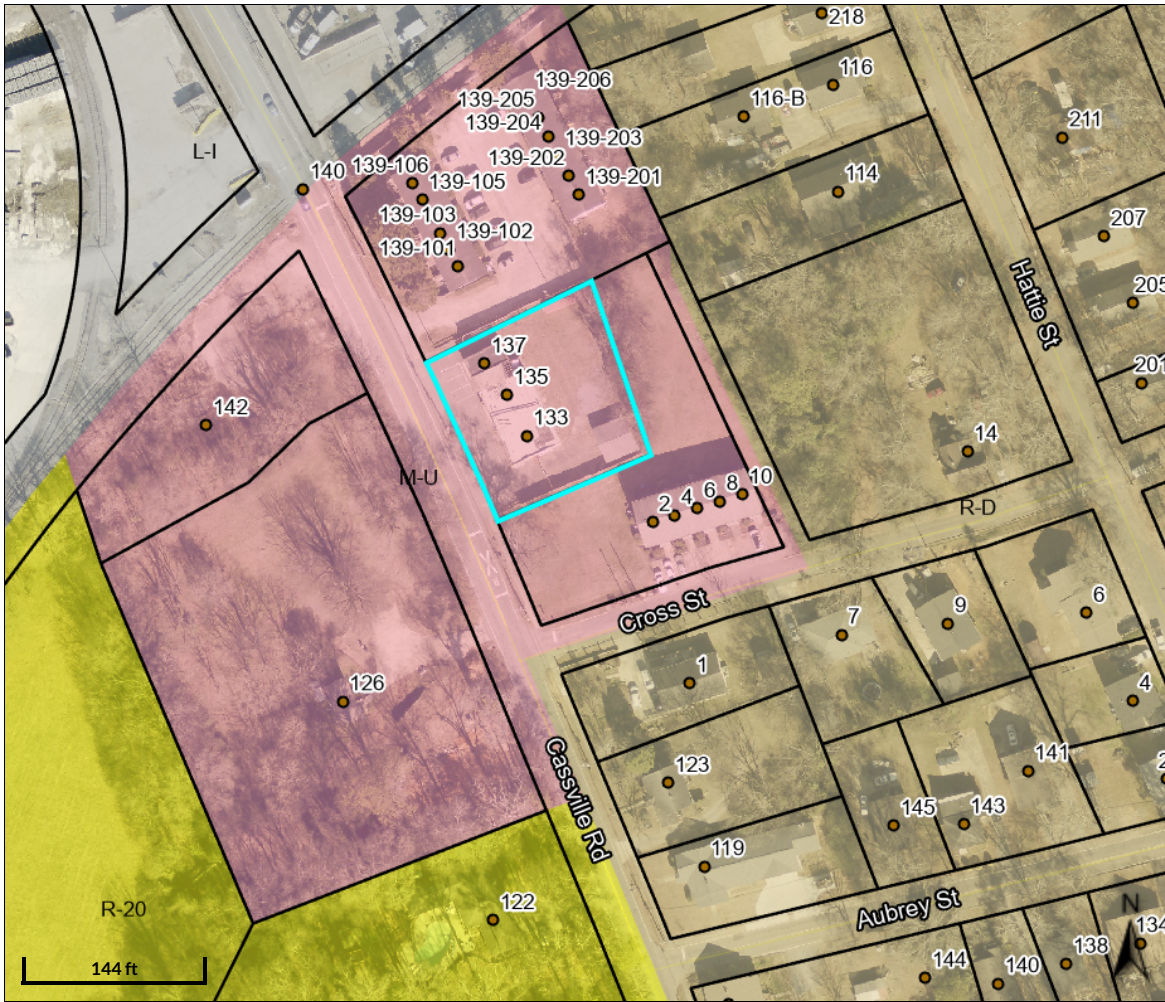
Legend

- Parcels
- Roads

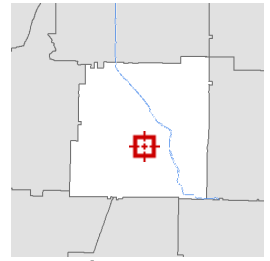
Parcel ID	C013-0002-002	Alternate ID	33533	Owner Address	BARTOW ROOFING LLC
Sec/Twp/Rng	n/a	Class	Commercial		PO BOX 3010
Property Address	133 CASSVILLE RD	Acreage	0.41		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 380 D 4				

(Note: Not to be used on legal documents)

Date created: 8/13/2024
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Overview



Legend

- ▭ Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads**
- Cartersville Zoning**
 - AG
 - DBD
 - G-C
 - G-C*
 - H-I
 - H-I*
 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*

Parcel ID C013-0002-002
Sec/Twp/Rng n/a
Property Address 133 CASSVILLE RD
District Cartersville
Brief Tax Description LL 380 D 4

Alternate ID 33533
Class Commercial
Acreage 0.41

Owner Address BARTOW ROOFING LLC
PO BOX 3010
CARTERSVILLE, GA 30120

(Note: Not to be used on legal documents)

Date created: 8/12/2024
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Developed by  **Schneider**
GEOSPATIAL

\$25.00

MS202400518



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.

Office Use Only	
Case Number	24-23
Date Received	7-19-24
Contributing	
Zoning	m-u
Legal Advertisement	8-13-24
Notified Adjacent	
HPC Hearing	8-20-24
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	003-002-002

*Applicant: BARTOW ROOFING LLC
 Project Address: STEVEN SMITH 133 CASSVILLE ROAD
 Mailing Address (if different than project address):
PO BOX 3010 CARTERSVILLE 30120
 Phone: 404-569-4741
 Email: STEVEN@BARTOWROOFING-LLC.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.

P R O J E C T

Existing Building Type:

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

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

I N F O R M A T I O N

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: WITHIN 30 DAYS OF PERMIT ISSUANCE
 Anticipated Completion: 10 DAYS AFTER START DATE

Contractor/Consultant/Architect: BARTOW ROOFING 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 7/19/24 Signature [Signature]

Sec. 4.16. - Fences and walls.

A. In all zoning districts:

1. No fence or wall shall constitute an obstruction to the vision for or create a hazard to vehicular traffic.
2. No fence or wall, including retaining walls, shall be constructed of exposed concrete block, tires, junk or other discarded materials.
3. The fencing standards as stated in this section shall not apply to fencing for detention ponds.
4. The wall standards as stated in this section shall not apply to retaining walls approved by the plan review process for planned developments.

B. In all residential and commercial zoning districts:

1. Any fence or wall which extends into the front yard shall be ornamental or decorative, and shall not be opaque. Any such fence or wall may be constructed of brick, stone, wood, wrought iron, split rail, or other decorative material as approved by the zoning administrator.
2. Fences and walls shall not exceed four (4) feet in height in a front yard and shall not exceed eight (8) feet in height in a side or rear yard.
3. Chain-link fencing material may be used in the front yard with prior approval of a variance by the board of zoning appeals. No variance is required if chain link fencing material is used in a side or rear yard.
4. For a corner lot or double frontage lot, a screening or opaque fence may be installed to the rear of the principal structure at a maximum of eight (8) feet in height provided that the fence shall be located behind the required front yard setback and shall not be located adjacent to or abutting a collector or arterial street.
5. Razor wire (ribbon) shall be prohibited.

C. In all industrial zoning districts:

1. Fences or walls shall not exceed (8) feet in height in front, side and rear yards.

(Ord. No. 20-21, § 1, 4-1-2021)

COP22-10. Site Visit on 4-14-23. Interior demolition started.







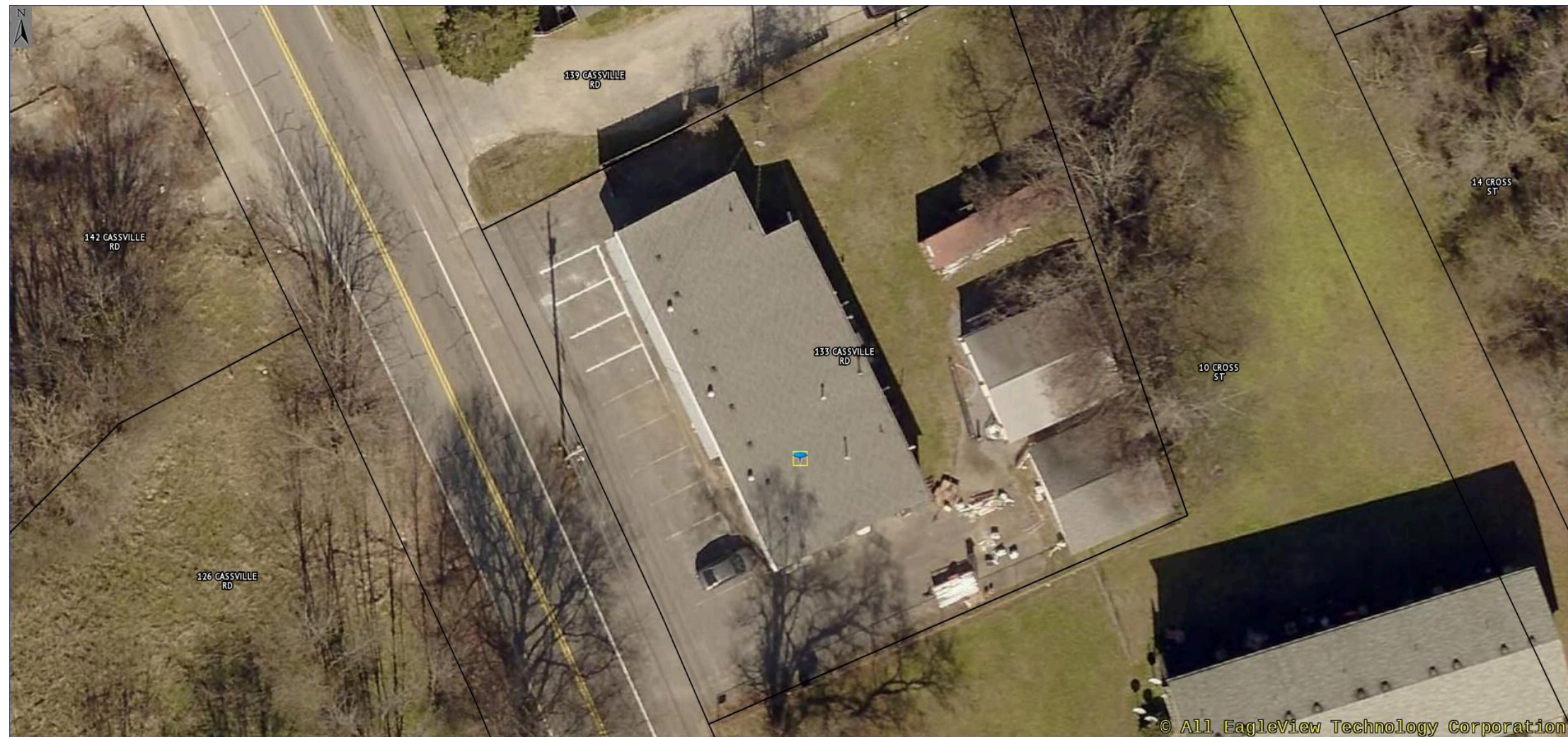
Site Visit 3-22-24





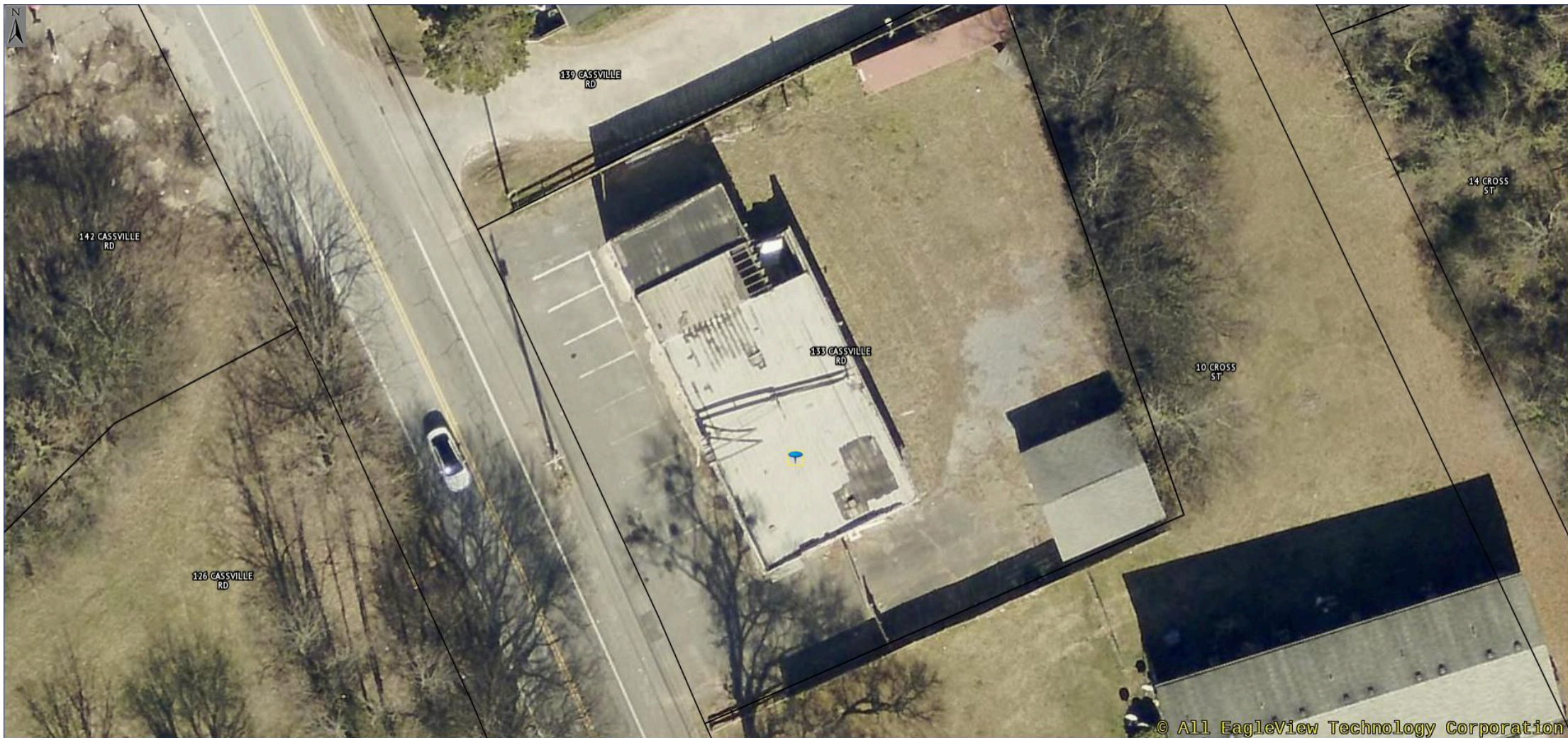


133 Cassville Rd_Jan 2021



01/24/2021

133 Cassville Rd Jan. 2024



02/02/2024