



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 22-10

**HPC Meeting – 4-19-22**

**Application Information**

Address: 133 Cassville Rd  
 Applicant: Olivia Merandi  
 Historic District: Cherokee-Cassville  
 Zoning: Multiple Use (M-U)  
 Setbacks: Front= 10ft. Rear= 20. Side= 10ft.

**Project Summary:** Exterior renovations to support a new dentist office. Tasks include new building façade, new windows and doors. New privacy fence.

**Applicable Standards to Consider**

<b>DESIGN STANDARDS FOR STRUCTURES CONTRIBUTING TO THE RESIDENTIAL HISTORIC DISTRICTS</b>	
<i>Part One: MAINTAINING, REPAIRING, AND REPLACING EXISTING STRUCTURES</i>	
<input type="checkbox"/> A. Wood	<input type="checkbox"/> K. Utilities and Energy Retrofit
<input type="checkbox"/> B. Masonry	<input type="checkbox"/> L. Accessibility, Health, and Safety Considerations
<input type="checkbox"/> C. Architectural Metals	<input type="checkbox"/> M. Aesthetic Recommendations
<input type="checkbox"/> D. Paint	
<input type="checkbox"/> E. Roofs	<b>PART TWO: ADDITIONS AND NEW BUILDING CONSTRUCTION</b>
<input checked="" type="checkbox"/> F. Exterior Walls	
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	<b>PART THREE: RELOCATION OF STRUCTURES</b>
<input type="checkbox"/> H. Lighting	
<input checked="" type="checkbox"/> I. Windows and Doors	<b>PART FOUR: DEMOLITION</b>
<input checked="" type="checkbox"/> J. Entrances, Porches and Balconies	
<b>Commercial Design Standards (Historic Downtown Business District)</b>	
PART ONE: General Standards for Structures Contributing to the District.	
PART TWO: Standards for New Construction –	

**The following scopes of work are proposed for the building:**

**Front**

1. Remove all existing siding, awnings, windows and doors. (Left side door/windows to tenant lease space may remain)
2. Replace siding with repurposed wood from interior (low wall) and corrugated metal (high wall).
3. Add new awning over new entrance right side of building. Material is presumably metal to complement siding.
4. Add new commercial glass door, right side.
5. Add new storefront windows, approx. 5ft x 8ft. Six (6) windows shown.
6. Add (4) runs of transom-style windows, per plans.
7. Add raised concrete walkway along building foundation.

**Right Side**

1. Remove all existing siding, windows and doors.
2. Replace siding with repurposed wood from interior (low wall) and corrugated metal (high wall).
3. New awning across front to wrap around right side to cover door. Material is presumably metal to complement siding.
4. Add new commercial glass door.
5. Add new storefront windows, approx. 5ft x 8ft. One (1) window shown.
6. Transom-style window over front door to wrap around corner of building.
7. Add raised concrete walkway along building foundation as needed.

**Other**

1. Replace asphalt shingle roof/ membrane with same, presumably.
2. Add privacy fence & gates for security (Already installed. Zoning compliant)

**Misc. Notes**

3. Tenant lease space on left side of building may remain as separate space including the window and door. Windows and doors could be modified to match dental office.
4. Limited information is provided for the right side of the building.
5. No information provided for modifications to rear of building.
6. No information provided for modifications to left side of building.

**History of the Property-**

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

There are no COPs on file.

**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 is proposing to use the building primarily for a dental office. A leasable tenant space on the left side of the building will remain as of the March 15<sup>th</sup> HPC hearing date. See floor plan.

The proposed changes are modern in nature and will be a significant change to the building and district. Extensive changes to the exterior front and right side are proposed. See elevations. Modifications to the left side and rear are not clearly stated in the application or presented in plans or elevations.

Front facade revisions include modern updates to the siding and entrance using large glass panels, reclaimed wood and corrugated metal siding. Section 9.2.3(J) of the zoning ordinance for the Multiple Use Zoning District states:

*[Metal panels, metal sheathing, standard gray concrete block.]* The use of metal panels or metal sheathing and/or standard gray concrete block on the exterior walls of any building or structure shall be prohibited with the exception that such materials may be used if finished with a product consisting of brick, stone, hard-coat stucco, or fiber cement siding.

The proposed corrugated metal siding may be in conflict with the zoning ordinance if installed on at least (3) sides of the building. The metal siding as presented on the revised elevation sheet could be interpreted as either an architectural feature or in conflict with the zoning ordinance. More information is needed as to material type and coverage of the siding material for the sides and rear walls.

All other design elements and materials seem appropriate for a commercial/ office space.

A privacy fence with gates has been installed to the sides and rear of the property. the fence meets zoning standards.

The roof will be replaced. The existing roof appears to be an asphalt shingle or membrane.

**Commissioners Work Sheet****Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	Asphalt shingle/membrn	Same
Siding	Aluminium	Wood/ Corrugated metal
Windows	Wood	Aluminum/ Glass
Doors	Alum/ Wood/ Glass	Aluminum/ Glass.
Exterior Lighting		
Foundation	'---.	Add front conc. walkway
Decking		
Steps		
Porches		
Ornamentation		

**Hardscaping**

Walkway:

Drives:

Fencing:

Lighting:

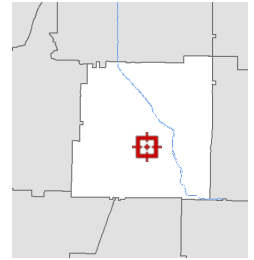
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**Notes:**

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

<b>Parcel ID</b>	C013-0002-002	<b>Alternate ID</b>	33533	<b>Owner Address</b>	MILLER MARTIN L
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial		MILLER PATRICIA K
<b>Property Address</b>	133 CASSVILLE RD	<b>Acreage</b>	0.41		873 EUHARLEE FIVE FORKS RD
					KINGSTON, GA 30145
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 380 D 4				
	(Note: Not to be used on legal documents)				

Date created: 4/14/2022  
 Last Data Uploaded: 4/13/2022 9:49:17 PM

Developed by **Schneider**  
 GEOSPATIAL

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Drives:

Fencing:

Lighting:

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Current Exterior

133 Cassville Rd



New Entrance Location

Sidewalk added here





Rear of property



Exterior Ideas

133 Cassville Rd

Material ideas:

- repurposed wood (from existing rafters)
- painted brick
- steel and glass windows surrounding door
- black steel awning





← Signage Idea:

- painted / framed brick with logo
- vintage style lighting over sign



Interior Idea Board

133 Cassville Rd



Interior Idea Board

133 Cassville Rd





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

\*Applicant: OLIVIA MERANDI

Project Address: 133 CASSVILLE ROAD

Mailing Address (if different than project address):  
\_\_\_\_\_

Phone: 512-988-9446

Email: DownEastSmileCo@gmail.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.

*Cass/cass*

Office Use Only	
Case Number	<u>COP 22-10</u>
Date Received	<u>2-28-22</u>
Contributing	<u>Y - 01550</u>
Zoning	<u>M-U</u>
Legal Advertisement	<u>4/12/22</u>
Notified Adjacent	
HPC Hearing	<u>4/19/22</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>0013-002-002</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):

Rehabilitate into dental office

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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: as soon as approved

Anticipated Completion: June 1 2022

Contractor/Consultant/Architect: Hunter Rozakos

**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 \_\_\_\_\_ 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]

We look forward to rehabilitating the building at 133 Cassville Rd. We hope it will serve the people of the Cartersville area for generations.

Enclosed, please find:

- Summary of Project Description (covers topics listed in checklist)

- Evidence of financing

- Photographs of site with descriptions of plans for Exterior

- Proposed Floorplan

- Photographs of design style planned for interior

- \$25 application fee

- Contact Information

Olivia Merandi 512-988-9446

John Merandi 512-988-9447

## 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.

## David Hardegree

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**From:** j merandi <oliviajomerandi@gmail.com>  
**Sent:** Thursday, March 24, 2022 1:14 PM  
**To:** David Hardegree  
**Subject:** [EXTERNAL] 133 Cassville exterior  
**Attachments:** IMG\_3158.jpg; ATT00001.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION!** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Sender:** [oliviajomerandi@gmail.com](mailto:oliviajomerandi@gmail.com)

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Hi David,

Could you add these renderings to my application? Or do I need to submit another application all together?

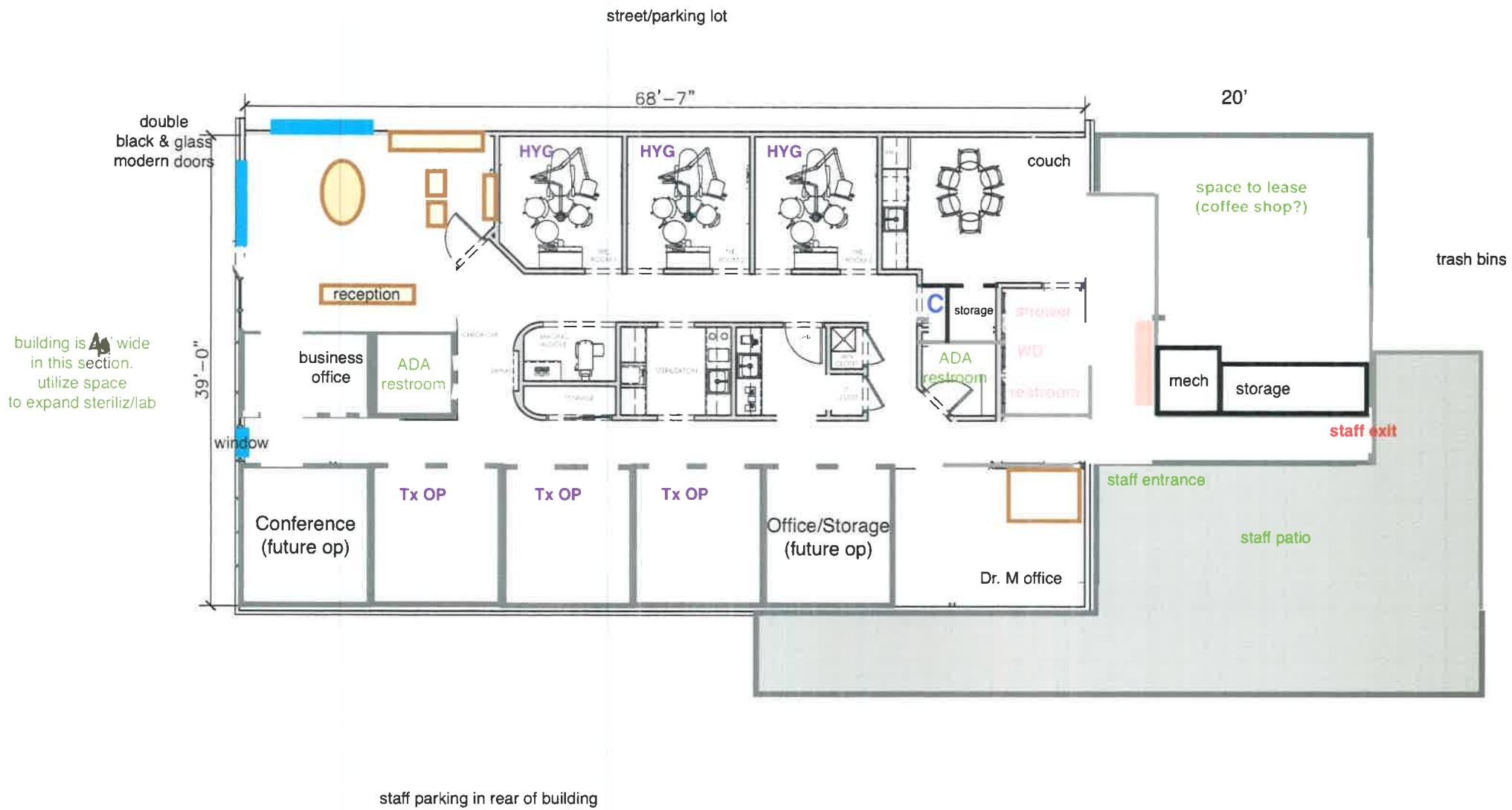
I've messaged the architect a few notes about the renderings but I know the deadline for the April meeting is tomorrow and I cannot afford to be delayed another month of to apply for permitting. There are some esthetic changes that will happen but I'm not sure we can have that exactly correct by tomorrow's deadline. Certainly by the April meeting, I should have a final rendering approved.

A few of of those changes:

- there is an additional glass door on front of the building in the area of the windows. Similar style as the door on the side of building.
- there is an additional door on the opposite side of the building as well, that is not to be a focal point.
- I do not know exactly how much heart pine can be salvaged and repurposed so do not have an accurate height of the wood accent until demo can resume on the interior. But obviously some wood accent along the building.
- I do not have a final logo to show signage accurately. But it will likely be a painted sign with vintage lights above the glass corner.
- awaiting logo design to determine color of stucco/hardiboard and any applications of graphics to the far corner to break up the continuous space. Would like to incorporate some design element from logo and have meaning to project.

Thanks David. Please let me know if you have any questions. And if I need to submit another formal application.

Thank you,  
Olivia Merandi



# DOWNEAST SMILE COMPANY



## Project Description

## 133 Cassville Rd

We purchased the building located at 133 Cassville Rd with plans to rehabilitate it to house a modern dental office on the interior with historic charm and revitalized life on the exterior.

The current condition of the building is one of years of minimal maintenance or repairs. It is a complete rehabilitation project from the floors to the roof, inside and out. Ideally, we'd like to start the project as soon as possible as our goal to complete construction around June 1, 2022. We would love to discover any historical information on the building and the purposes it has served in the past. We are also happy to meet with any interested parties to discuss exterior changes, materials, signage etc. Our goal is to enhance the beauty of the building, bring it up to modern codes and safety, while adding to the charm of Cartersville. As it sits on the edge of the historic Cherokee-Cassville district, it is the first building drivers experience while heading south on Cassville Road. Our hope is that this building makes a humble representation of the beauty it precludes with the other residences and structures that share that street.

1. **New roof:** a necessity as the current roof leaks in multiple spots and has physical holes. **Material selection** has yet to be made as awaiting quotes. The roofline will not change, only updating for functionality.
2. **Major restoration:** I expect to have architectural renderings by the end of February. Attached, please find a working draft of the interior floor plan that has been proposed for the layout of a dental office. The office will have 4 treatment rooms, 3 hygiene rooms, a conference room, a breakroom, and the other necessary dental specific rooms. Our staff will start with 3 employees and grow to 8 full time employees. Employees will be able to park in the rear of the building and leave the front parking lot for patients.
3. **Exterior changes:** the existing aluminum siding is not in good shape. The façade of the building is definitely in need of maintenance and repairs. Attached are some ideas of how we plan to blend the nostalgic design and the modern amenities of a dental office. There is a wealth of beautiful hand hewn pine (likely over 60 years old) serving as rafters and joists in the interior. That wood will be repurposed throughout the renovation, but likely highlighted as a focal point on the exterior entrance area.

4. Site Changes: the front parking lot will be more clearly defined. Handicapped spots and a wheelchair ramp will be added to be in compliance with ADA. There will be a 4' sidewalk added to run parallel with the building for a few reasons; to redirect rain water away from building as improper drainage previously damaged interior, to protect the building from cars parking too close to building as it acts as a buffer to the structure, and enables a gentle slope for the wheelchair ramp.
5. Signs: we'd like to apply for temporary signage during the construction phase to build anticipation and future patients can follow along with our construction journey. Once construction is complete, permanent signage will be over the entrances to the office. Again, material selection has not been determined but something that appears vintage is the idea at the moment.
6. Demolition: as of now, six dumpsters have been used to clean the interior of the building. Much of the interior had rotting wood, non-functional appliances, water damaged ceiling tiles, carpet, etc. The interior of the building will be a clean, fresh slate.
7. Budget: demolition budget will be minimal due to volunteer/family support. The construction budget to build the dental office interior and exterior is \$300,000 (which includes all subcontracted work, new concrete, new roof etc.) I have been approved for a dental start-up loan of \$600,000. The remaining portion of that loan is to go towards the dental equipment, working capital, marketing, etc. Attached, please find my approval letter from Bank of America. Currently, I have only spent \$1,200 of that loan to insure the building.
8. Timetable: we are anxious to get started. We would like to open this summer (June 1, 2022) to patients.

Thank you for your time. We love the idea of giving this building a new life.

Any ideas and feedback are welcomed and any history on this building will be a cherished insight.

Olivia & John Merandi

(Olivia's mobile # 512-988-9446)

(John's mobile # 512-988-9447)

Current Exterior

133 Cassville Rd



New Entrance Location

Sidewalk added here





Rear of property

Exterior Ideas

133 Cassville Rd

Material ideas:

- repurposed wood (from existing rafters)
- painted brick
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Interior Idea Board

133 Cassville Rd



Interior Idea Board

133 Cassville Rd







- RECLAIMED WOOD, TREATED FOR EXTERIOR APPLICATION
- CORRUGATED METAL RAIN SCREEN
- CANOPY WITH UNDERLIGHTING
- NEW STORE FRONT GLASS



EXISTING BUILDING



# DOWNEAST SMILE COMPANY

Enter address here


Unnamed

NOT FOR CONSTRUCTION