



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 22-11

HPC Meeting – 4.19.22

Application Information

Address: 12 Green St.
 Applicant: David Elder & Donald Hutton
 Historic District: Cherokee-Cassville
 Zoning: R-20
 Setbacks: Front= 20ft. Rear= 20. Side= 10ft.

Project Summary: New house and carport addition

Applicable Standards to Consider

DESIGN STANDARDS FOR STRUCTURES CONTRIBUTING TO THE RESIDENTIAL HISTORIC DISTRICTS			
<i>Part One: MAINTAINING, REPAIRING, AND REPLACING EXISTING STRUCTURES</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	PART TWO: ADDITIONS AND NEW BUILDING CONSTRUCTION
X	F. Exterior Walls		
	G. Driveways, Walkways, and Off-Street Parking		PART THREE: RELOCATION OF STRUCTURES
	H. Lighting		
X	I. Windows and Doors		PART FOUR: DEMOLITION
X	J. Entrances, Porches and Balconies		
Commercial Design Standards (Historic Downtown Business District)			
	PART ONE: General Standards for Structures Contributing to the District.		
	PART TWO: Standards for New Construction –		

The following scopes of work are proposed (See plans and elevations for details):

Existing House

1. Remove and/ or modify rear walls/doors/windows for access to new addition.
2. Modify roof as required to transition to new addition.

New House Addition.

1. Add solarium with pitched-roof, glass pane ceiling to transition from existing house to new addition.
2. Add approx. 1550sf (36' x 43') addition to rear of house.
3. Add gabled ends to front and rear of new addition.
4. Add (14) sets of windows to match existing. Various dimensions and pane configurations.
5. Add (3) sets of doors for porch and terrace access.
6. Add brick water table for base.
7. Add Hardie Board & Batten siding.
8. Add Shake siding to match existing shake siding.
9. Add asphalt shingle roof to match existing.
10. Add (3) bluestone patios or terraces and transition to ground elevation with steps.
11. Add gutters and downspouts to match existing.

New Carport.

1. Add approx. 600sf (24' x 25') carport to left side of new addition. (Zoning setbacks met per survey).
2. Add gabled roof to carport
3. Add 8x8 post supports for roof structure
4. Add gutters and downspouts to match existing.

* See Sheet Notes on pages A6 & A7 of building plans for materials list and instructions.

History of the Property-

GHRS states the house was constructed c. 1920s. The tax assessor shows the building constructed in 1915. The property is historic, contributing.

There are no COPs on file.

Analysis of the COP:

The original house type is Bungalow- Cross gable. The original house style is craftsman.

See Architectural plans provided.

The Bungalow Type and Craftsman style of the existing house reflects a unique mix of materials and architectural elements that are also reflected in the new addition. See building plans and elevations for the elements, associated notes and material lists. Other properties have undergone or are undergoing extensive re-modeling or additions in this area.

The commission may want to ask for clarification for window and door material- wood, pvc, composite, fiberglass, metal etc.

The proposed additions seem appropriate for the type and style of house and are similar in scope to other projects in the area.

Commissioners Work Sheet**Materials:**

	Existing Materials	Materials to be Used
Roof	Asphalt shingle	Asphalt shingle
Siding	Wood/stone/brick	Fiber cement/ stone/brick
Windows	Unknown	Unknown
Doors	Unknown	Unknown
Exterior Lighting		
Foundation	Brick.	Brick
Decking		
Steps	---	Wood/ Composite
Porches	NA	Bluestone
Ornamentation	Wood	Wood/Composite/Cement

Hardscaping

Walkway:

Drives: Gravel

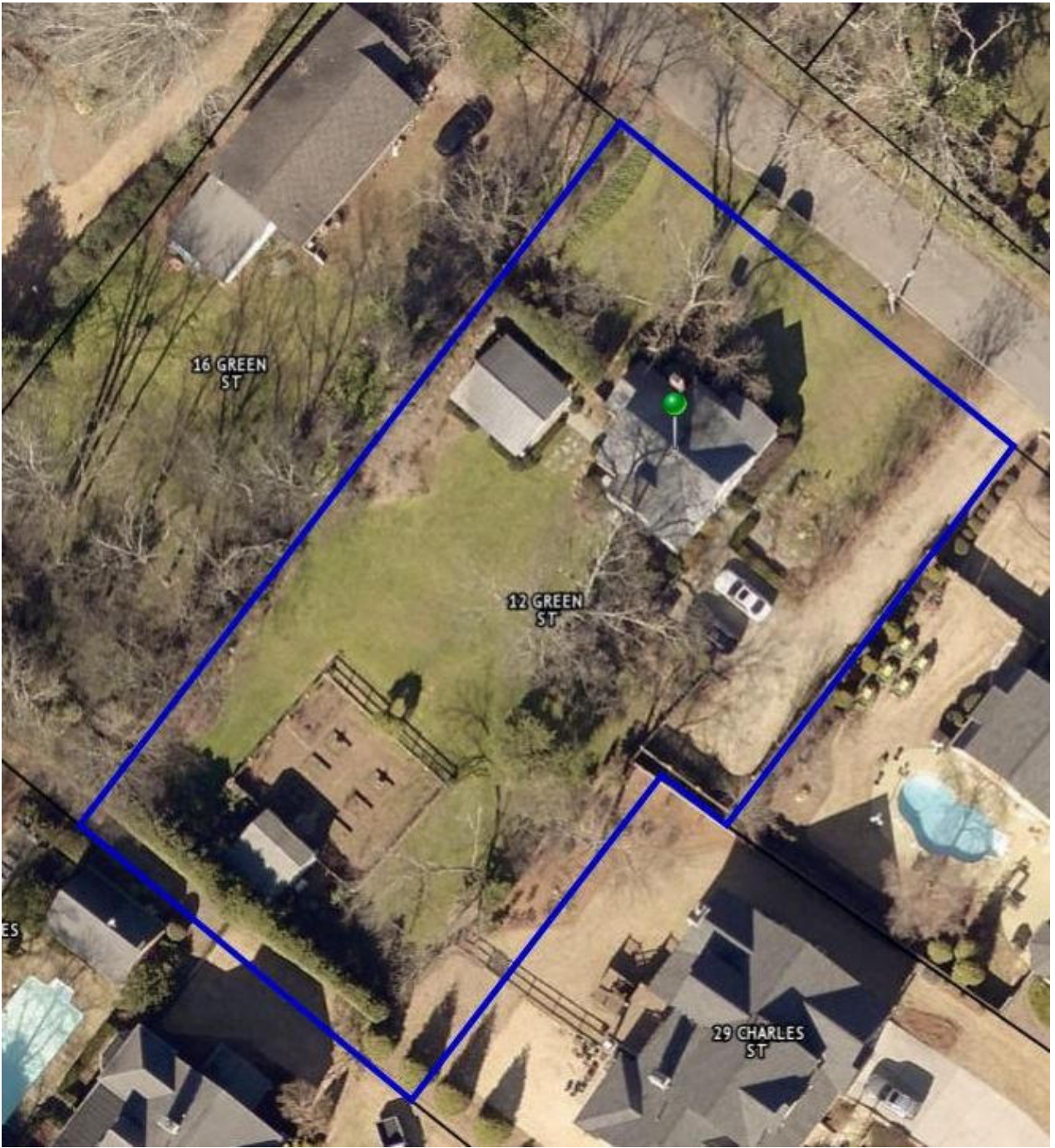
Gravel

Fencing:

Lighting:

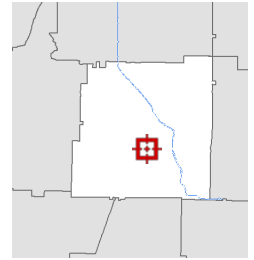
Notes:

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 C014-0001-004
Sec/Twp/Rng n/a
Property Address 12 GREEN ST

Alternate ID 33590
Class Residential
Acreage 0.67

Owner Address ELDER DAVID ARTHUR JR
HATTON EUGENE DONALD
12 GREEN STREET
CARTERSVILLE, GA 30120

District Cartersville
Brief Tax Description LL452 LD4 PLAT 59-254
(Note: Not to be used on legal documents)

Date created: 3/24/2022
Last Data Uploaded: 3/23/2022 9:42:06 PM

Developed by 



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

*Applicant: David Elder and Donald Hatton

Project Address: 12 Green Street Cartersville, GA 30120

Mailing Address (if different than project address):

Phone: 678-448-7965

Email: davendon@comcast.net

*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.

Office Use Only	
Case Number	_____
Date Received	_____
Contributing	_____
Zoning	_____
Legal Advertisement	_____
Notified Adjacent	_____
HPC Hearing	_____
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	_____

PROJECT INFORMATION

Existing Building Type:

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

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

Rear addition to home that includes Master Bed & Bath, Laundry Room, Solarium and carport.

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 Kitchen Renovation

Start Date: April/May 2022

Anticipated Completion: 6-9 Months

Contractor/Consultant/Architect: John Winnenberg Contractor, Jim Macht Architect

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 March 13, 2022 Signature David A Elder Jr

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REVISIONS		
DATE	DESCRIPTION	SYMBOL
9 AUG 2021	DESIGN DEVELOPMENT DRAWINGS	-

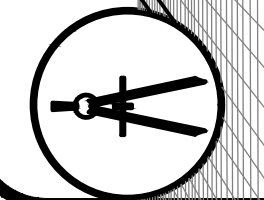
ELDER-HATTON RESIDENCE MODIFICATIONS 12 GREEN STREET CARTERSVILLE, GEORGIA 30120

GENERAL:

T-1 COVER SHEET

ARCHITECTURAL:

A-1 ARCHITECTURAL SITE PLAN
A-2 MAIN LEVEL FLOOR PLAN: EXISTING / DEMOLITION
A-3 UPPER LEVEL FLOOR PLAN: EXISTING
A-4 MAIN LEVEL FLOOR PLAN: PROPOSED
A-5 ROOF PLAN: PROPOSED
A-6 EXTERIOR ELEVATIONS
A-7 EXTERIOR ELEVATIONS
A-8 BUILDING & WALL SECTIONS
A-9 MAIN LEVEL FLOOR PLAN: SWITCH & OUTLET LAYOUT



SEAL

ELDER-HATTON RESIDENCE
MODIFICATIONS
12 GREEN STREET
CARTERSVILLE GEORGIA 30120

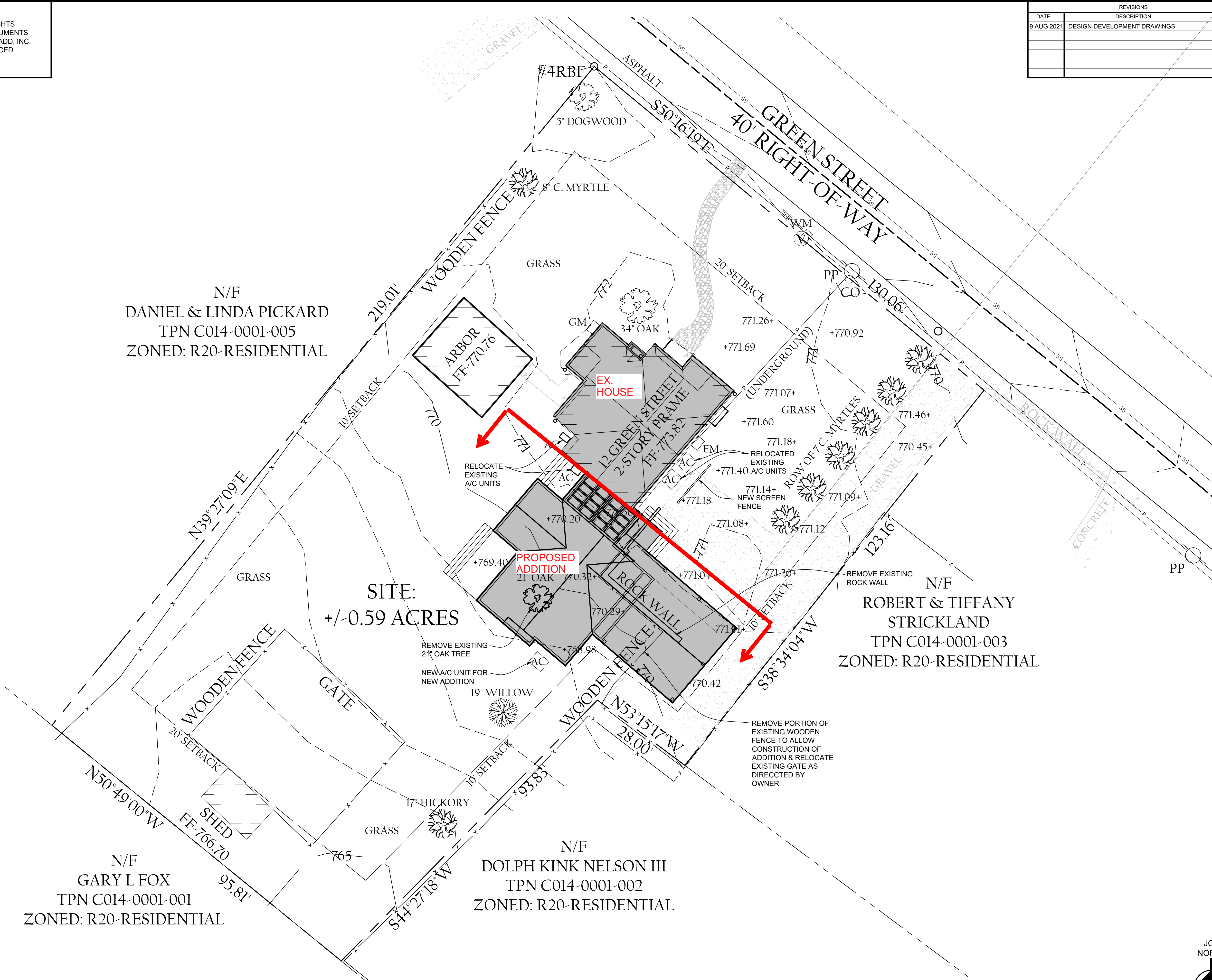
DATE AUGUST 13, 2020
JOB NO. 20-0219
DR WM CK
SCALE AS NOTED

SHEET DESCRIPTION
COVER SHEET

SHEET NUMBER
T-1

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N/F
DANIEL & LINDA PICKARD
TPN C014-0001-005
ZONED: R20-RESIDENTIAL

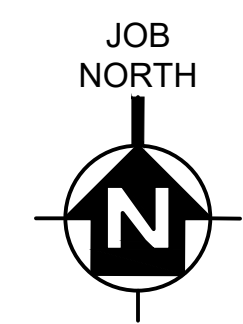
SITE:
+/-0.59 ACRES

N/F
ROBERT & TIFFANY STRICKLAND
TPN C014-0001-003
ZONED: R20-RESIDENTIAL

N/F
DOLPH KINK NELSON III
TPN C014-0001-002
ZONED: R20-RESIDENTIAL

N/F
GARY L FOX
TPN C014-0001-001
ZONED: R20-RESIDENTIAL

1 ARCHITECTURAL SITE PLAN
A-1 1" = 10'-0"



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DATE	AUGUST 13, 2020
JOB NO.	20-0219
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION
ARCHITECTURAL SITE PLAN

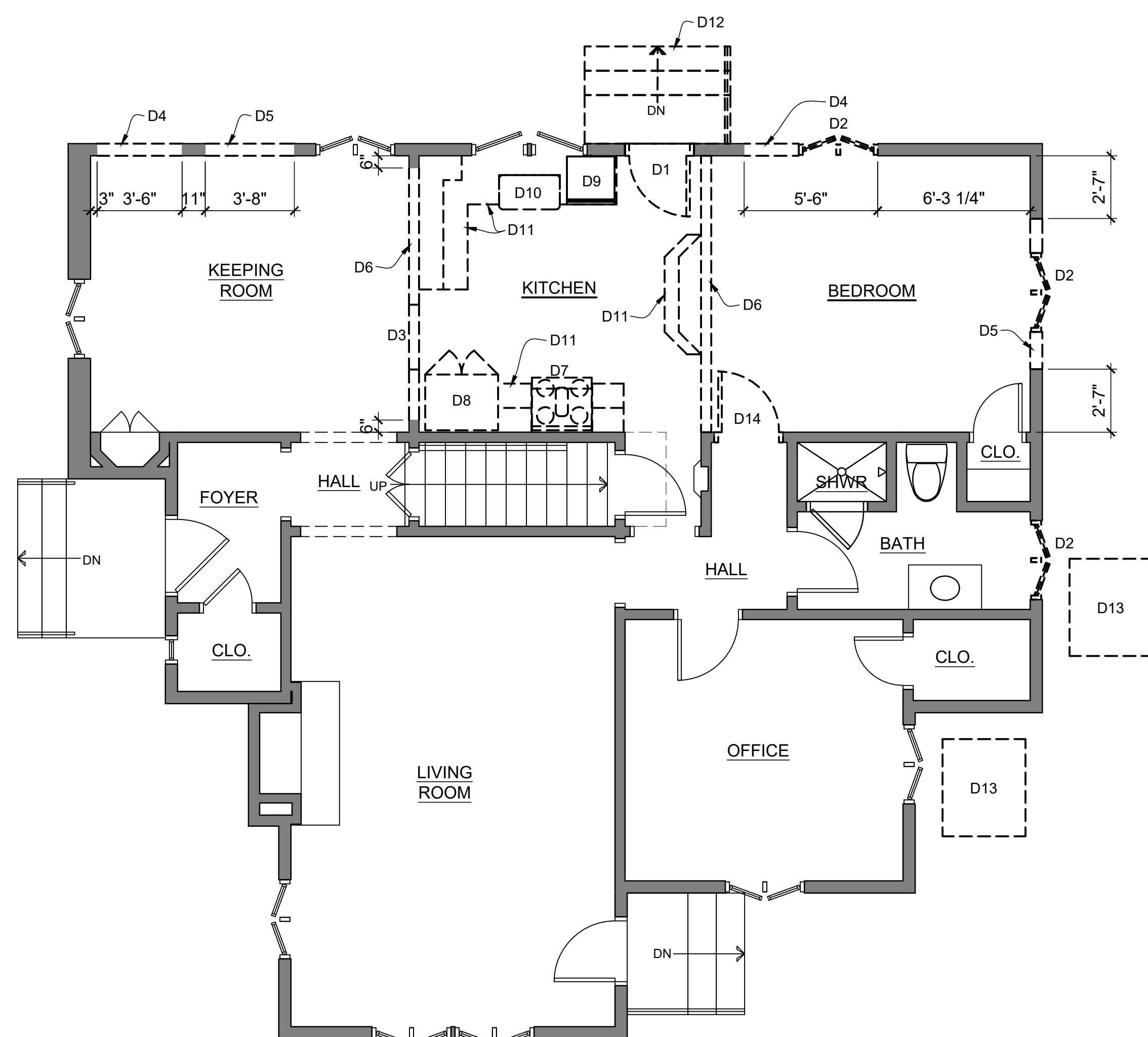
SHEET NUMBER
A-1

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REVISIONS		
DATE	DESCRIPTION	SYMBOL
9 AUG 2021	DESIGN DEVELOPMENT DRAWINGS	-

DEMOLITION NOTES:

- D1 REMOVE EXISTING EXTERIOR DOOR, DOOR HARDWARE AND DOOR FRAME IN ITS ENTIRETY. SALVAGE FOR REUSE IN NEW LOCATION.
- D2 REMOVE EXISTING WINDOW. SALVAGE FOR REUSE IN NEW LOCATION.
- D3 REMOVE EXISTING CASED OPENING.
- D4 REMOVE PORTION OF EXISTING EXTERIOR WALL TO ALLOW FOR INSTALLATION OF NEW WINDOW. PROVIDE NEW STRUCTURAL HEADER AT OPENING.
- D5 REMOVE EXISTING EXTERIOR WALL. PROVIDE NEW STRUCTURAL HEADER AT OPENING.
- D6 REMOVE EXISTING INTERIOR WALL.
- D7 REMOVE EXISTING RANGE.
- D8 REMOVE EXISTING REFRIGERATOR.
- D9 REMOVE EXISTING DISHWASER. CAP ALL PLUMBING LINES PER CODES.
- D10 REMOVE EXISTING KITCHEN SINK AND FAUCET. CAP ALL PLUMBING AND SEWER LINES PER CODES.
- D11 REMOVE EXISTING COUNTERTOPS, BASE AND WALL CABINETS ENTIRELY.
- D12 REMOVE EXISTING PORCH, STEPS, AND RAILING ENTIRELY.
- D13 REMOVE EXISTING A/C CONDENSING UNIT. SALVAGE FOR RELOCATION AND REINSTALLATION. REWORK EXISTING DUCT LINES AS REQUIRED.
- D14 REMOVE EXISTING INTERIOR DOOR, FRAME & HARDWARE ENTIRELY. SALVAGE FOR REUSE IN NEW LOCATION.



LEGEND - DEMOLITION:

- EXISTING WALL TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED



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SCALE	AS NOTED

SHEET DESCRIPTION
**MAIN LEVEL FLOOR
 PLAN: EXISTING /
 DEMOLITION**

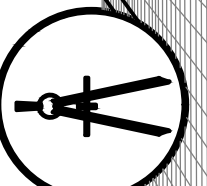
SHEET NUMBER
A-2

1 MAIN LEVEL FLOOR PLAN: EXISTING / DEMOLITION
 A-2 1/4" = 1'-0"

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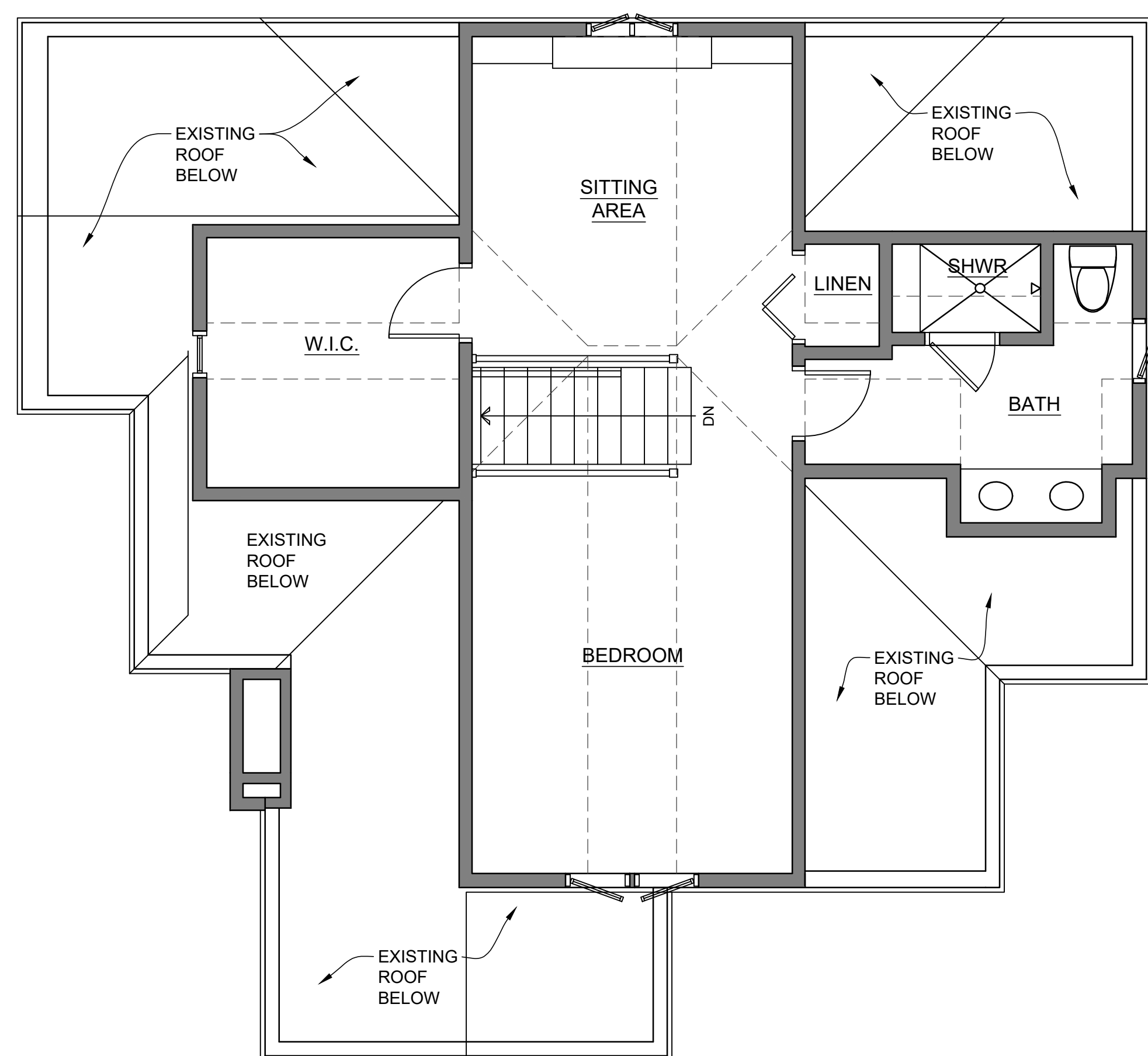
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SHEET DESCRIPTION
**UPPER LEVEL
 FLOOR PLAN:
 EXISTING**

SHEET NUMBER
A-3



GENERAL NOTE:
 NO WORK ON THE UPPER LEVEL.

1 UPPER LEVEL FLOOR PLAN: EXISTING
 A-3 1/4" = 1'-0"



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PLAN NOTES:

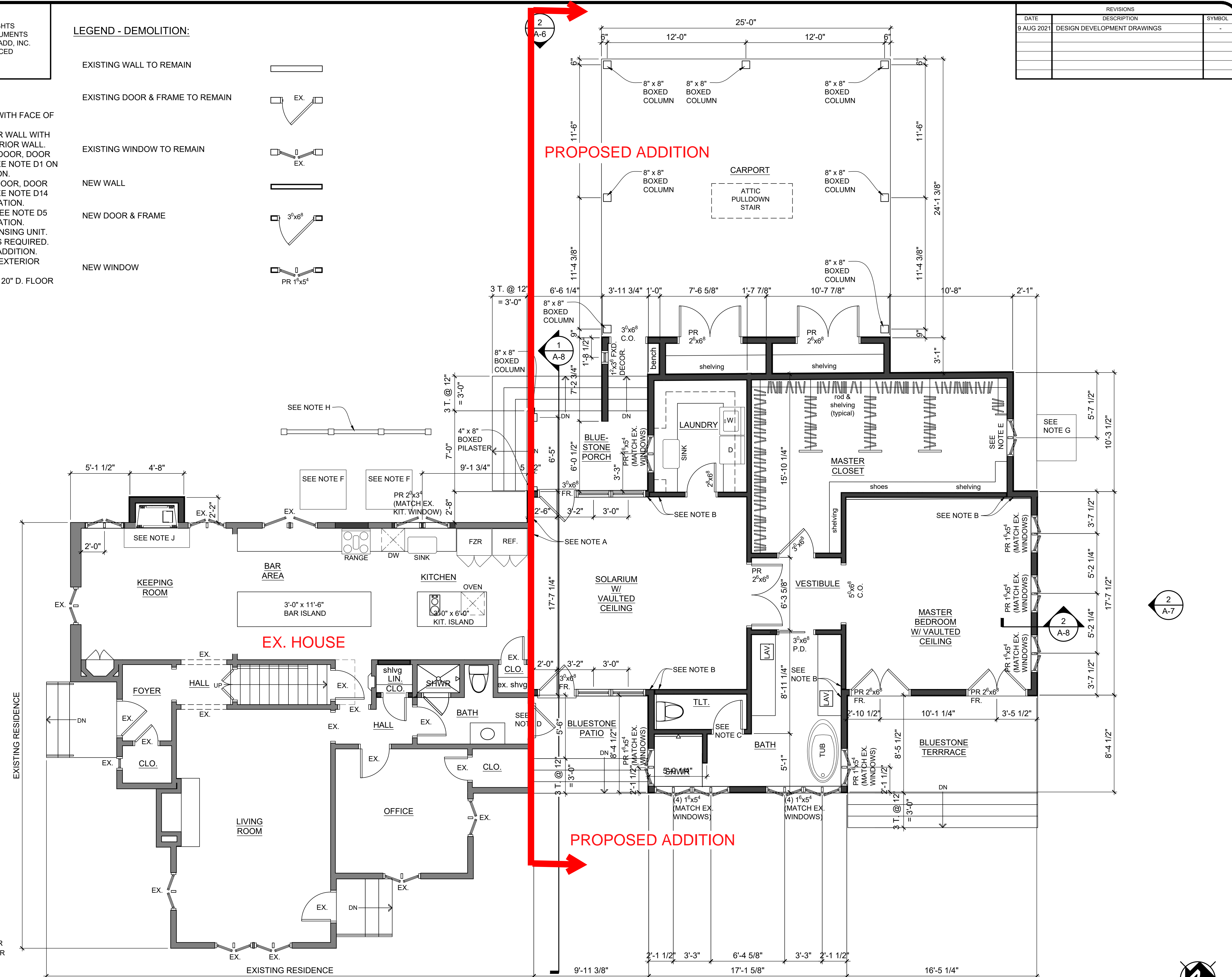
- A. ALIGN FACE OF NEW STUD WALL WITH FACE OF EXISTING STUD.
- B. ALIGN FACE OF STUD OF INTERIOR WALL WITH INTERIOR FACE OF STUD OF EXTERIOR WALL.
- C. RELOCATED EXISTING EXTERIOR DOOR, DOOR HARDWARE AND DOOR FRAME. SEE NOTE D1 ON SHEET A-2 FOR ORIGINAL LOCATION.
- D. RELOCATED EXISTING INTERIOR DOOR, DOOR HARDWARE AND DOOR FRAME. SEE NOTE D14 ON SHEET A-2 FOR ORIGINAL LOCATION.
- E. RELOCATED EXISTING WINDOW. SEE NOTE D5 ON SHEET A-2 FOR ORIGINAL LOCATION.
- F. RELOCATED EXISTING A/C CONDENSING UNIT. REWORK EXISTING DUCT LINES AS REQUIRED.
- G. NEW A/C CONDENSING UNIT FOR ADDITION.
- H. NEW 5'-0" H. SCREEN FENCE. SEE EXTERIOR ELEVATIONS.
- J. NEW 42" VENTLESS FIREPLACE W/ 20" D. FLOOR LEVEL HEARTH.

LEGEND - DEMOLITION:

- EXISTING WALL TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING WINDOW TO REMAIN
- NEW WALL
- NEW DOOR & FRAME
- NEW WINDOW

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GENERAL NOTE:
 DIMENSIONS ARE TO FACE OF STUD, CENTER OF DOOR & WINDOW OPENINGS, AND CENTER OF COLUMNS OR POSTS.

1 MAIN LEVEL FLOOR PLAN: PROPOSED
 1/4" = 1'-0"

**ELDER-HATTON RESIDENCE
 MODIFICATIONS**
 12 GREEN STREET
 CARTERSVILLE GEORGIA 30120

DATE	AUGUST 13, 2020
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SHEET DESCRIPTION
MAIN LEVEL FLOOR PLAN: PROPOSED

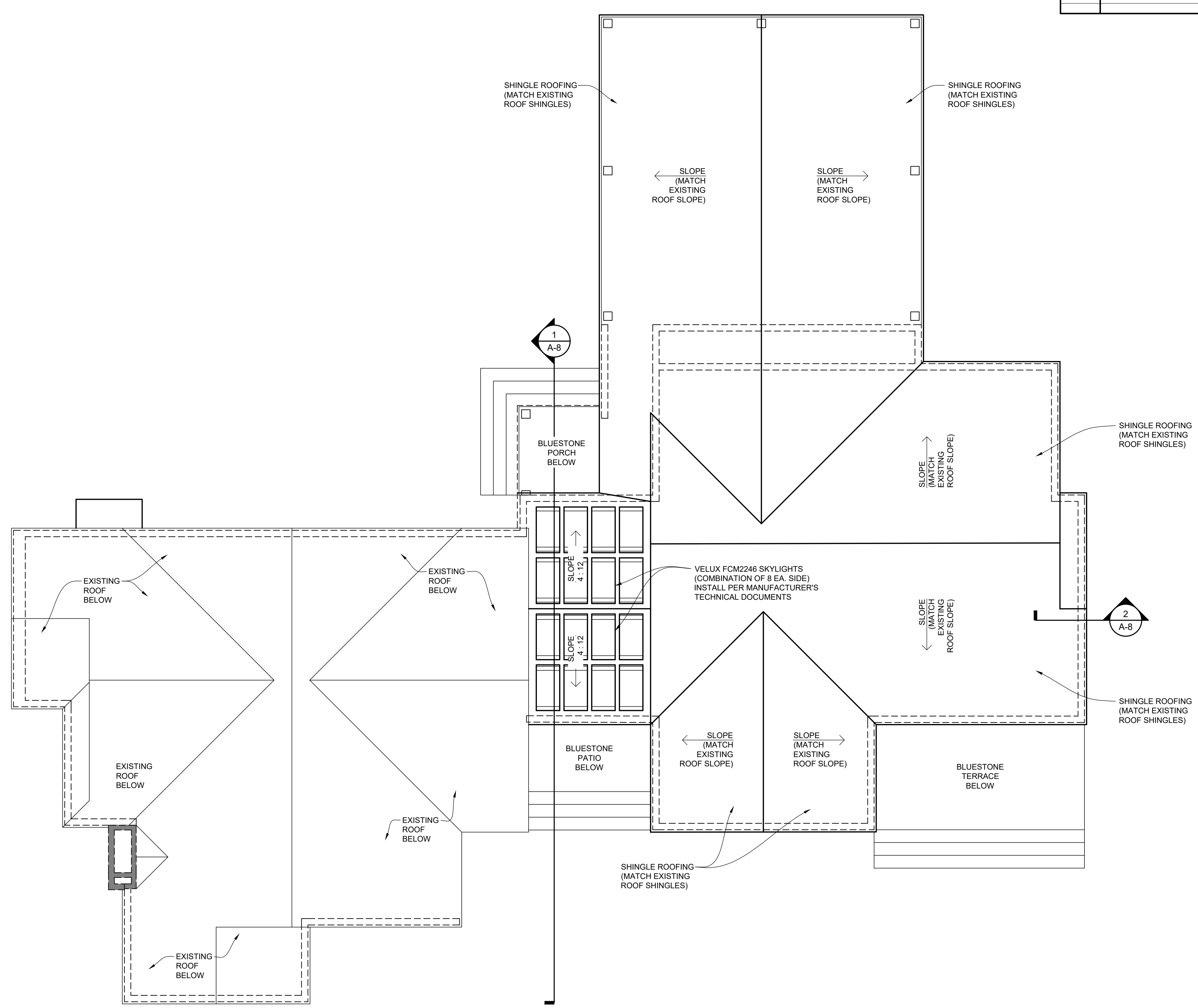
SHEET NUMBER
A-4



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1 ROOF PLAN: PROPOSED
 A-5 1/4" = 1'-0"



**ELDER-HATTON RESIDENCE
 MODIFICATIONS
 12 GREEN STREET
 CARTERSVILLE GEORGIA 30120**

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SHEET DESCRIPTION
**ROOF PLAN:
 PROPOSED**

SHEET NUMBER
A-5

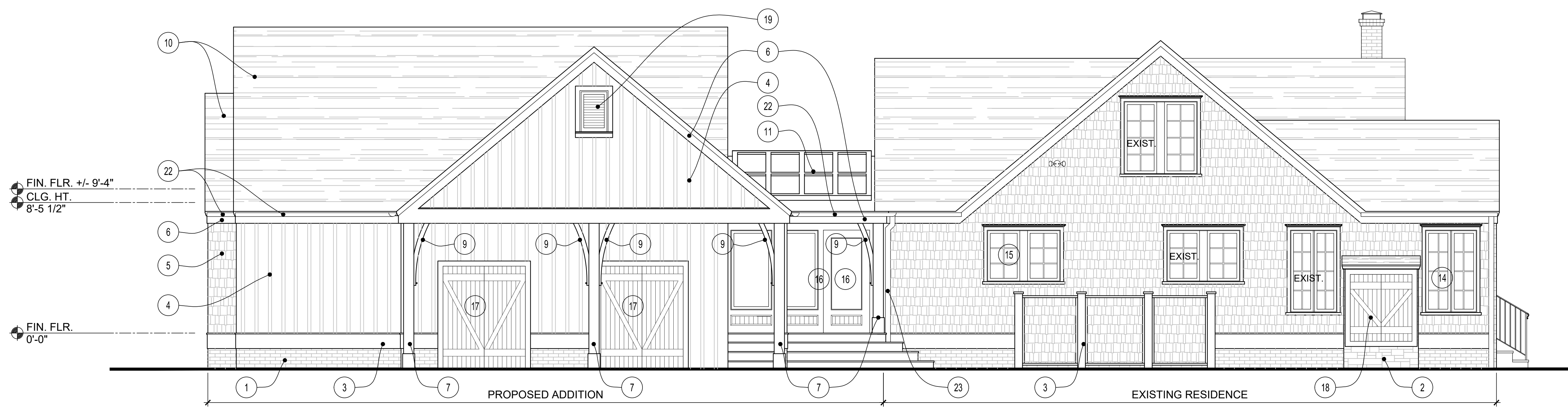
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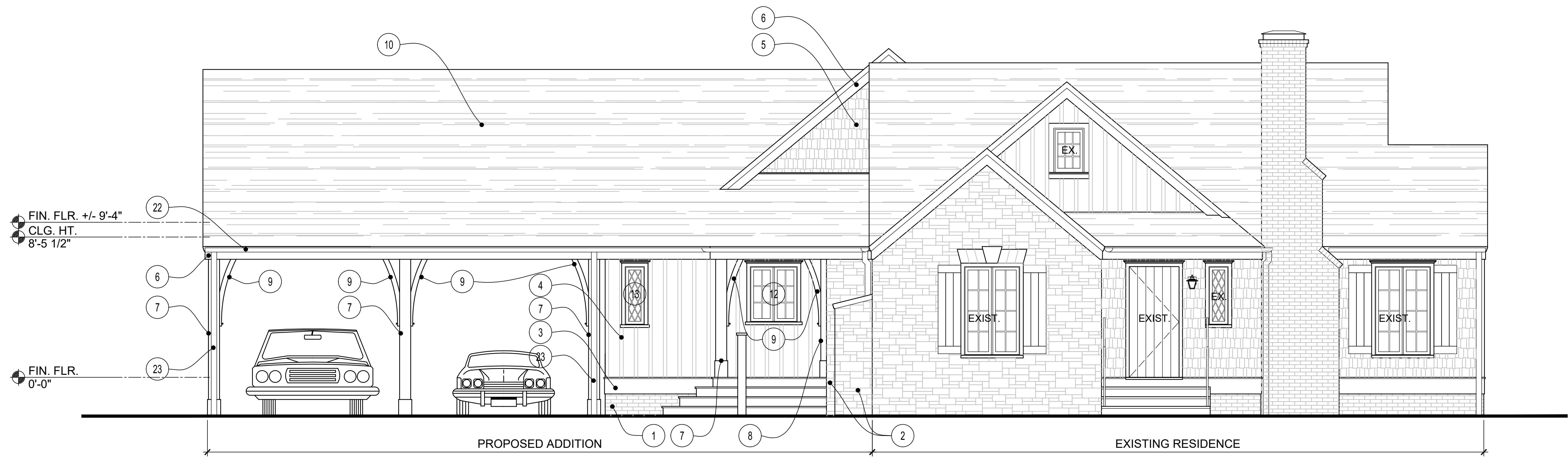
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SHEET NOTES

- BRICK VENEER (MATCH EXISTING BRICK VENEER).
- STONE VENEER (MATCH EXISTING STONE VENEER).
- SKIRT BOARD & CAP TRIM (MATCH EXISTING IN SPECIES & SIZE).
- JAMES HARDIE BOARD & BATTEN SIDING (COLOR TO BE SELECTED BY OWNER).
- SHAKE SIDING (MATCH EXISTING SHAKE SIDING IN SIZE & PATTERN).
- FRIEZE, FASCIA & RAKE TRIM. (MATCH EXISTING IN SIZE).
- 8"x8" COLUMN W/ 1x12 BASE.
- 4"x8" PILASTER W/ 1x12 BASE.
- DECORATIVE BRACKET.
- SHINGLE ROOFING ON ICE & WATER SHIELD OVER ROOFING FELT ON 5/8" EXTERIOR PLYWOOD ROOF DECKING. (SHINGLES TO MATCH EXISTING ROOF SHINGLES.)
- VELUX FCM2246 SKYLIGHTS (COMBINATION OF 8 EA. SIDE) INSTALL PER MANUFACTURER'S TECHNICAL DOCUMENTS.
- PR 1⁶x3⁴ CASEMENT WINDOWS (MATCH EXIST. WINDOWS).
- 1⁴x3⁶ FIXED DECORATIVE WINDOW (MATCH EXISTING FRONT ELEVATION WINDOW).
- PR 1⁶x5⁴ CASEMENT WINDOWS (MATCH EX. WINDOWS).
- 2³x3⁴ CASEMENT WINDOW (MATCH EXISTING KITCHEN WINDOW).
- 9⁶x6⁸ TRIPLE DOOR UNIT - 1 3⁰ OPERABLE DOO. WITH (2) FIXED PANELS.
- PR 2⁶x6⁸ DOORS.
- PR 2⁶x4⁴ PANELS W/ 2x6 TRIM SURROUND.
- 22" x 32" LOUVERED VENT W/ INSECT SCREEN BACKING.
- SCREEN FENCE: 6x6 P.T. POSTS W/ 2x4 FRAMED SHAKE SIDING BETWEEN POSTS.
- PR 26 x 68 FRENCH DOORS.
- GUTTER TO MATCH EXISTING GUTTERS.
- DOWNSPOUT TO MATCH EXISTING DOWNSPOUTS.



2 SOUTHEAST EXTERIOR ELEVATION: PROPOSED
A-6 1/4" = 1'-0"



1 NORTHEAST EXTERIOR ELEVATION: PROPOSED
A-6 1/4" = 1'-0"

ELDER-HATTON RESIDENCE
MODIFICATIONS
12 GREEN STREET
CARTERSVILLE GEORGIA 30120

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SHEET DESCRIPTION
EXTERIOR ELEVATIONS: PROPOSED

SHEET NUMBER
A-6

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**ELDER-HATTON RESIDENCE
MODIFICATIONS**
12 GREEN STREET
CARTERSVILLE GEORGIA 30120

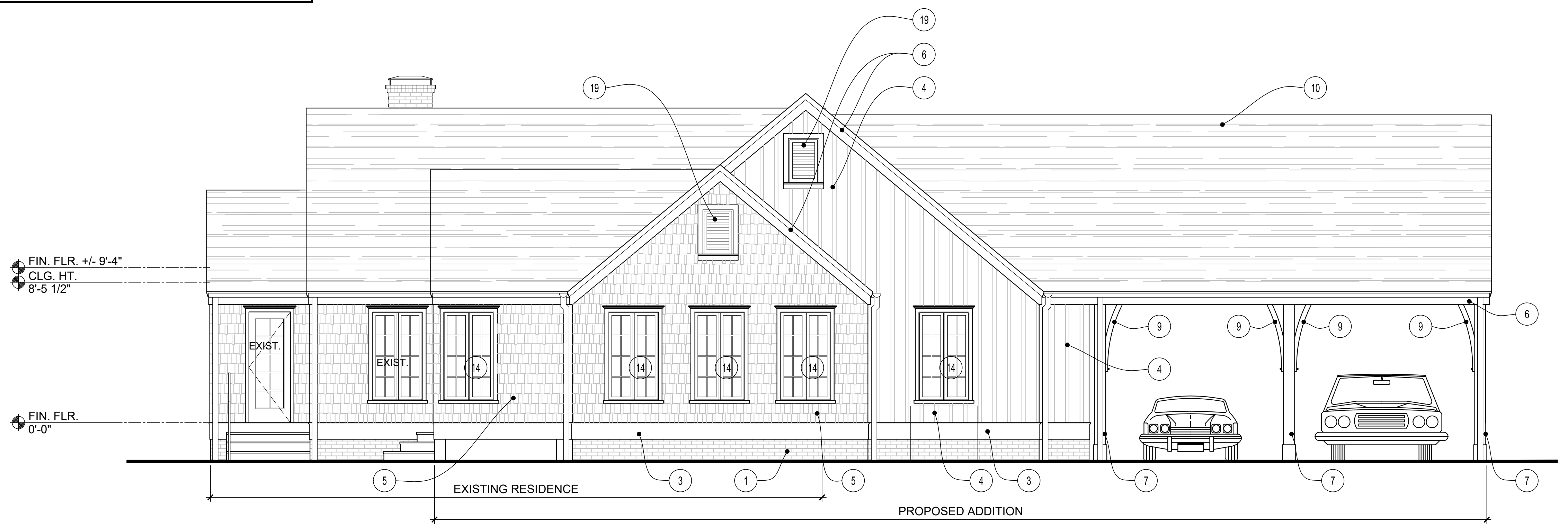
DATE	AUGUST 13, 2020
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DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION
EXTERIOR ELEVATION AND SECTION

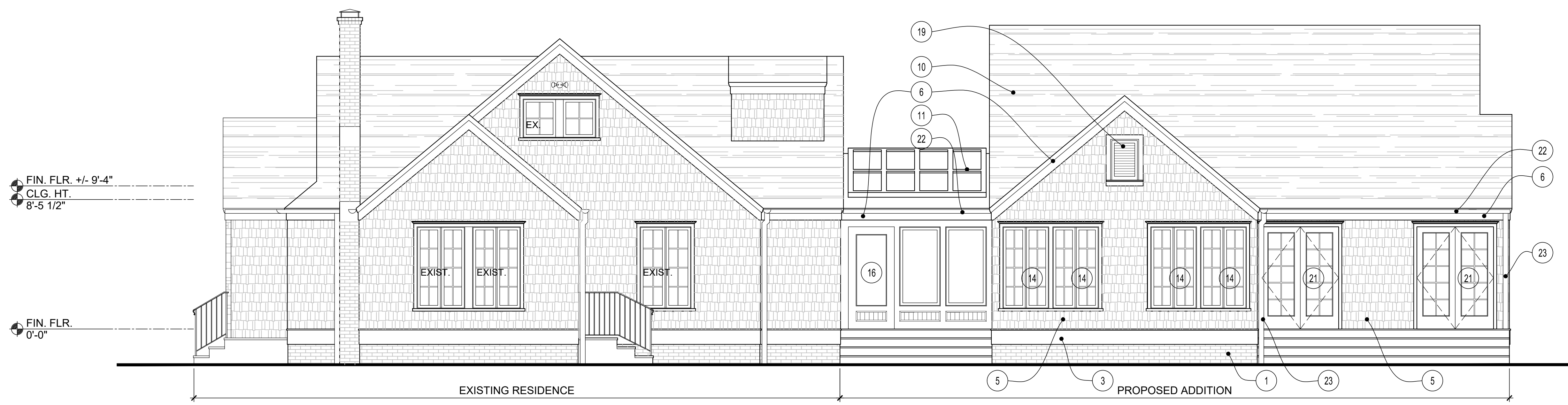
SHEET NUMBER
A-7

SHEET NOTES

- BRICK VENEER (MATCH EXISTING BRICK VENEER).
- STONE VENEER (MATCH EXISTING STONE VENEER).
- SKIRT BOARD & CAP TRIM (MATCH EXISTING IN SPECIES & SIZE).
- JAMES HARDIE BOARD & BATTEN SIDING. (COLOR TO BE SELECTED BY OWNER).
- SHAKE SIDING (MATCH EXISTING SHAKE SIDING IN SIZE & PATTERN).
- FRIEZE, FASCIA & RAKE TRIM. (MATCH EXISTING IN SIZE).
- 8"x8" COLUMN W/ 1x12 BASE.
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- DECORATIVE BRACKET.
- SHINGLE ROOFING ON ICE & WATER SHIELD OVER ROOFING FELT ON 5/8" EXTERIOR PLYWOOD ROOF DECKING. (SHINGLES TO MATCH EXISTING ROOF SHINGLES.)
- VELUX FCM2246 SKYLIGHTS (COMBINATION OF 8 EA. SIDE) INSTALL PER MANUFACTURER'S TECHNICAL DOCUMENTS.
- PR 1⁶x3⁴ CASEMENT WINDOWS (MATCH EXIST. WINDOWS).
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- GUTTER TO MATCH EXISTING GUTTERS.
- DOWNSPOUT TO MATCH EXISTING DOWNSPOUTS.



2 SOUTHWEST EXTERIOR ELEVATION: PROPOSED
A-7 1/4" = 1'-0"

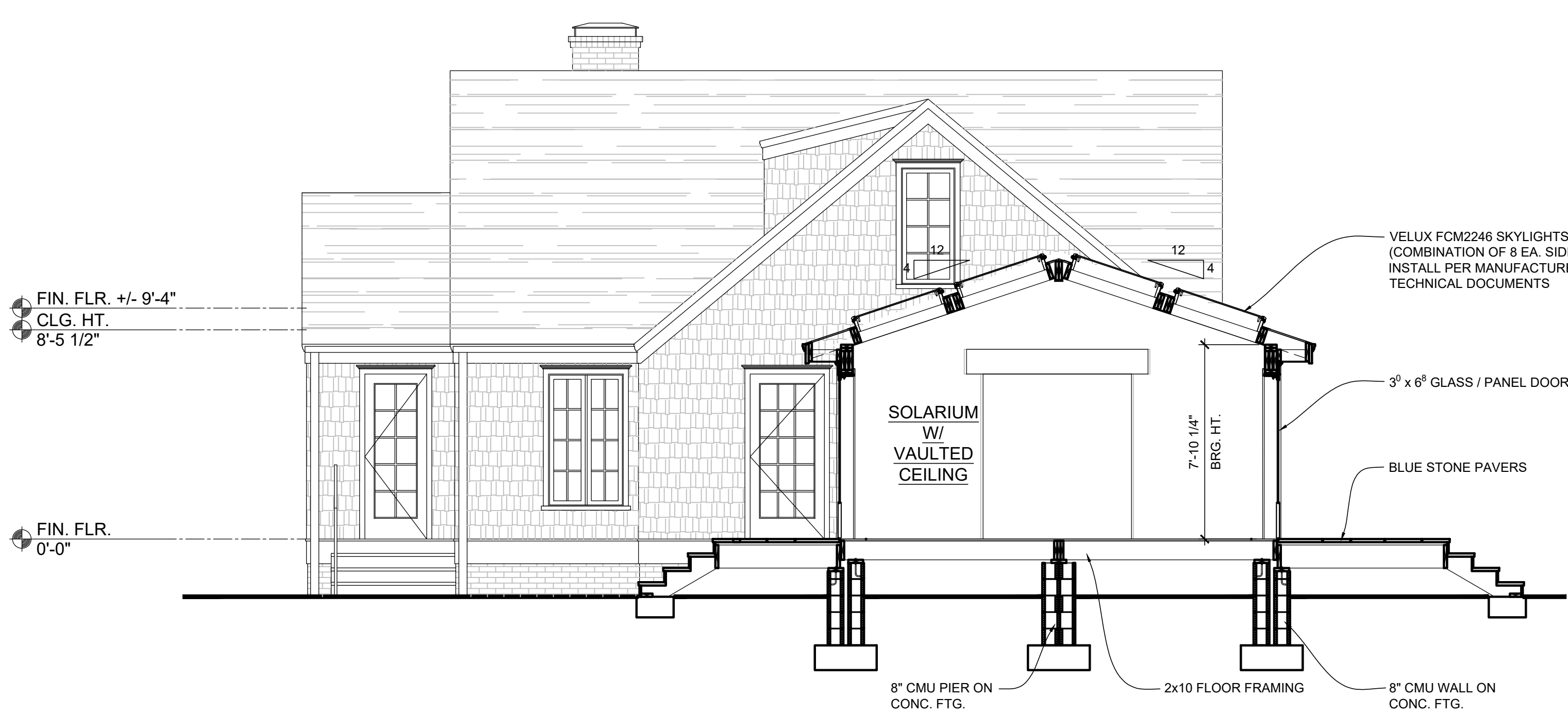


1 NORTHWEST EXTERIOR ELEVATION: PROPOSED
A-7 1/4" = 1'-0"

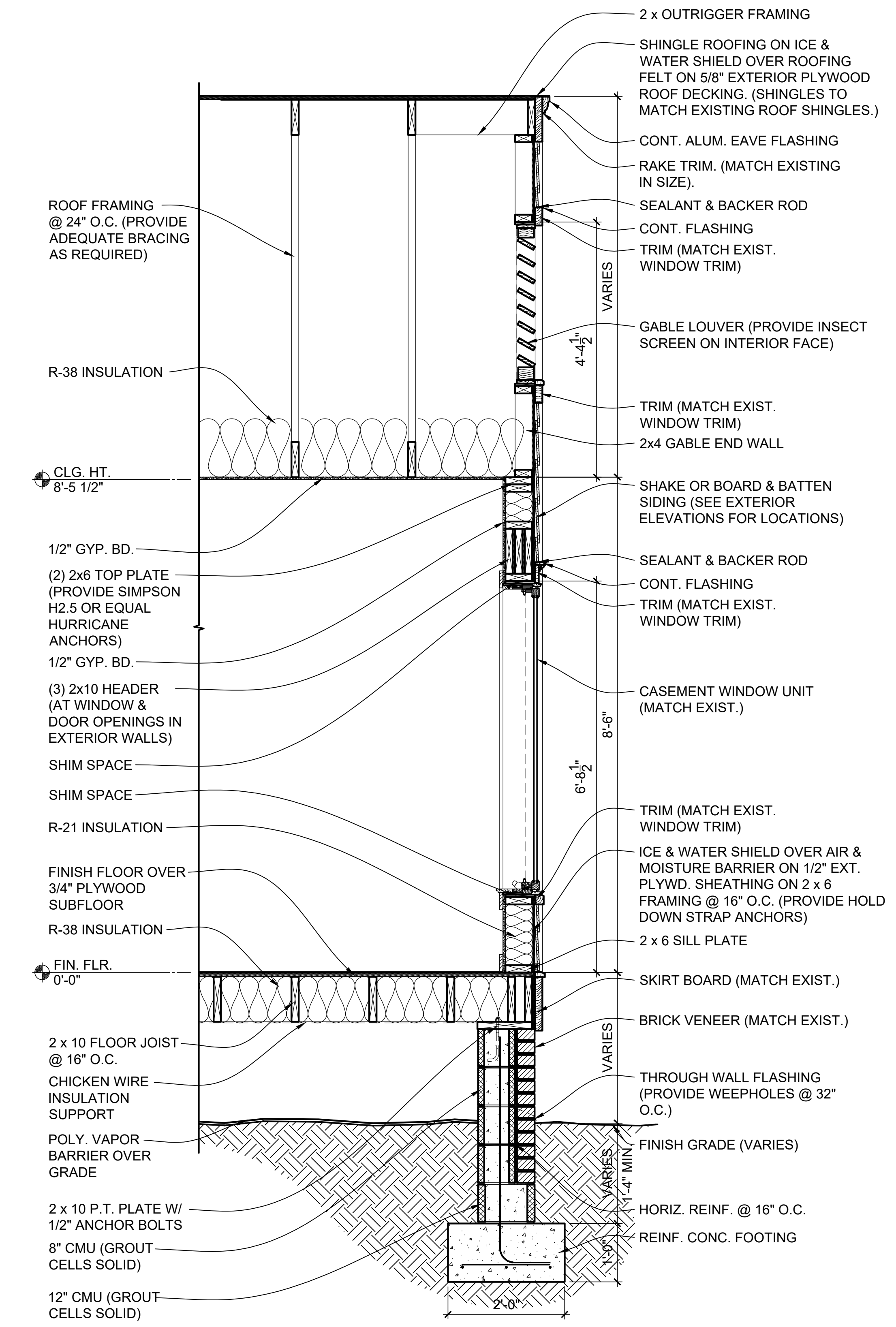
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REVISIONS		
DATE	DESCRIPTION	SYMBOL
9 AUG 2021	DESIGN DEVELOPMENT DRAWINGS	-

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1 BUILDING SECTION THROUGH CONSERVATORY
 A-8 1/4" = 1'-0"



2 TYP. WALL SECTION
 A-8 3/4" = 1'-0"

SEAL

**ELDER-HATTON RESIDENCE
 MODIFICATIONS**
 12 GREEN STREET
 CARTERSVILLE GEORGIA 30120

DATE	AUGUST 13, 2020
JOB NO.	20-0219
DR	CK
WM	JM
SCALE	AS NOTED


















SHEET DESCRIPTION
BUILDING & WALL SECTIONS

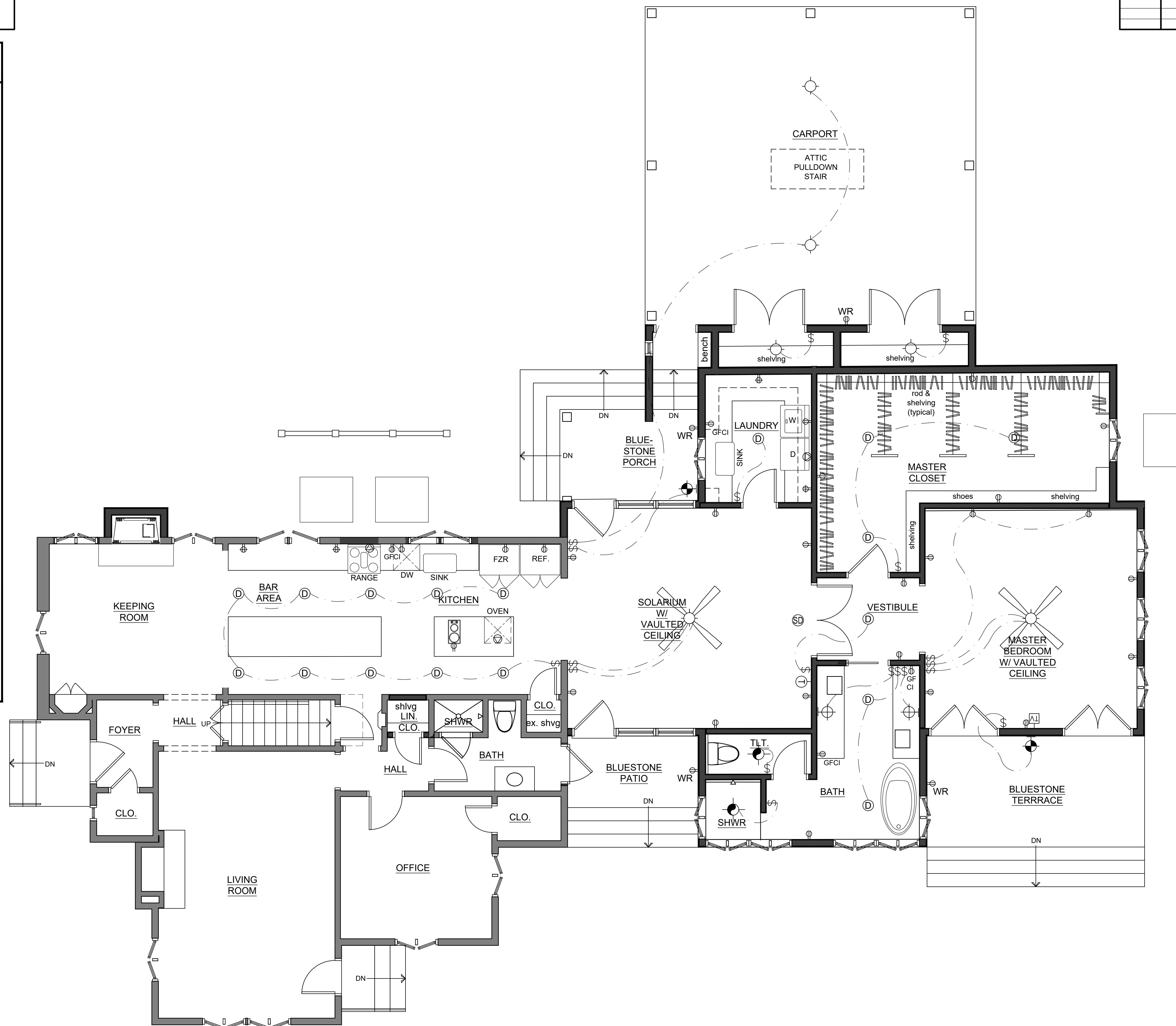
SHEET NUMBER
A-8

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REVISIONS		
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ELEC. SYMBOLS LEGEND

-  DUPLEX OUTLET - SET ALL RECEPTICLES ON LOWER WALL AREAS @ 18" AFF UNLESS NOTED OTHERWISE
-  DUPLEX OUTLET - +44" AFF
-  GFCI DUPLEX OUTLET - +44" AFF UNLESS NOTED OTHERWISE
-  WATER RESISTANT EXT. DUPLEX OUTLET
-  SPECIAL PURPOSE OUTLET W/ APPLIANCE DESIGNATION
-  SINGLE POLE SWITCH
-  THREE-WAY SWITCH
-  CABLE TV OUTLET
-  INTERIOR WALL MOUNTED LED LIGHT FIXTURE
-  EXTERIOR WALL MOUNTED LED LIGHT FIXTURE
-  LED DOWN LIGHT FIXTURE
-  LED DOWN LIGHT W/ EXHAUST FAN KIT
-  CEILING FAN W/ LED LIGHT
-  CEILING MOUNTED LED LIGHT
-  SMOKE DETECTOR
-  THERMOSTAT
-  WIRING



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SHEET DESCRIPTION
**MAIN LEVEL FLOOR
 PLAN: SWITCH &
 OUTLET LAYOUT**

SHEET NUMBER
A-9

1 MAIN LEVEL FLOOR PLAN: SWITCH & OUTLET LAYOUT
 A-9 1/4" = 1'-0"





