



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-09

HPC Meeting – 3-19-24

Application Information

Address: 18 Noble St.
 Applicant: Thomas Menerey
 Historic District: DBD
 Zoning: DBD
 Setbacks: NA

Brief Description: Applicant proposes replacement of front door and to add shutters.

Applicable Guidelines to Consider: Ordinance Sec. 9.25-52, DBD

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	PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)	
X	PART ONE: General Guidelines for Structures Contributing to the District.
	PART TWO: Guidelines for New Construction –

The following scopes of work are proposed:

1. Replace front door.
2. Add shutters to front windows

History of the Property- The building was constructed c.1940 according to the Bartow County Tax assessor's records. The GHRS survey reports the building was constructed c1950.

COPs on file:

COP18-11. Multiple modifications to rear of building and courtyard. Approved 4-17-18.

COP16-04: Replace (10) wood windows with Vinyl. Replace wood siding with hardi-plank cement board. Approved 3-1-16.

T16-02: Text amendment to allow apartments on the ground floor on Thompson and Noble Streets. Approved 11-17-16.

Analysis of the COP:

The structure is Historic. No determination has been made if the structure is contributing.

The applicant proposes to replace the existing utilitarian front door with a door more suited for a residential application. Example provided in photo.

The applicant also proposes adding storm shutters to the front windows. The shutters will slide into place when needed. Examples provided in photos.

The addition of the proposed door and shutters may not be appropriate if the utilitarian character of the front entrance is to be preserved. However, the commission may determine the proposals are appropriate for the change in use (residential) which began about 2016.

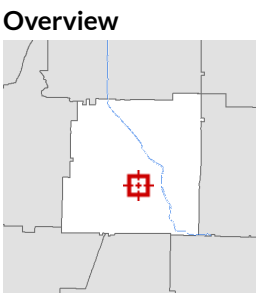
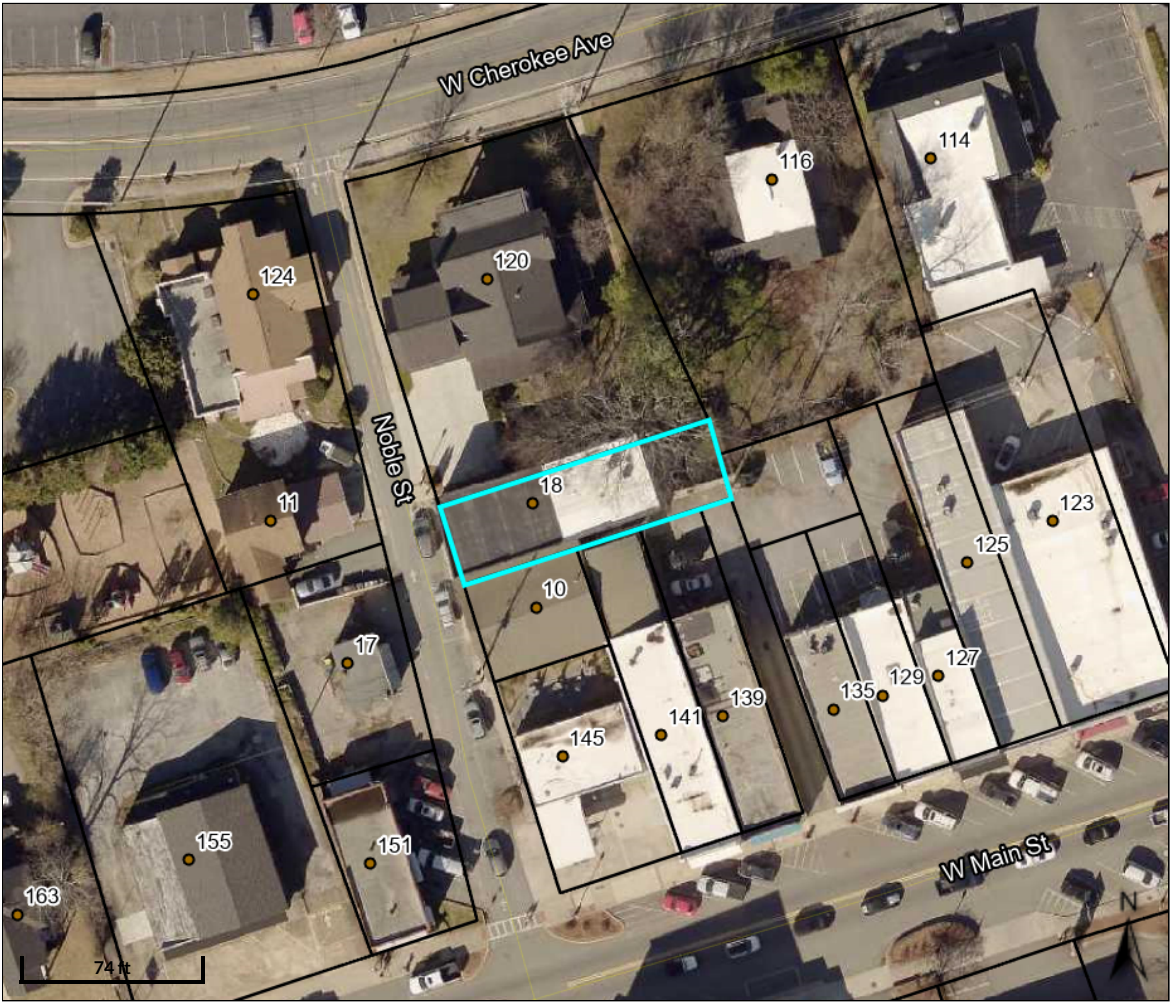
Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof		
Siding		
Window Shutters	None	Wood/ Composite
Doors	Wood/ ¾ lite w/ transom	Wood/ ¾ lite
Exterior Lighting		
Foundation		
Decking		

Steps
Porches
Ornamentation

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.



- Legend**
- Parcels
 - Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
 - Roads

Parcel ID C002-0013-005	Alternate ID 32215	Owner Address MENEREY THOMAS JOSEPH
Sec/Twp/Rng n/a	Class Commercial	MENEREY LINDSAY BOUDON
Property Address 18 NOBLE ST	Acreage 0.08	18 NOBLE ST
		CARTERSVILLE, GA 30120
District Downtown Development Authority		
Brief Tax Description LL 483 DISTRICT 4		
	<i>(Note: Not to be used on legal documents)</i>	

Date created: 2/20/2024
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Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Thomas Menersey
 Mailing Address: 18 Noble St
Cartersville GA 30120
 Phone: 404 379 5095

*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

Applications are due by 4 PM the first Tuesday of the month in which they are to be considered, or the next business day in event of a holiday.

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.

PROJECT

Property Address: 18 Noble St
Cartersville, GA 30120

Existing Building Type:

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

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

New Front door and shutters ^{storm shutters}

INFORMATION

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: 3/1/2024

Anticipated Completion: 5/1/2024

Contractor/Consultant/Architect: Josh Jacobs

Office Use Only

Case Number COP 24-09
 Date Received 2/5/24
 Contributing NO, C940
 Zoning DBO
 Legal Advertisement _____
 Notified Adjacent 3-12-24
 HPC Hearing 3-19-24
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C002-0013-005

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.

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]

Replacing Old and deteriorating doors with a new door
Adding Storm shutter to exterior front windows

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 2/5/21 SIGNATURE 

From: lindsay bourdon <lindsaybourdon@gmail.com>

Sent: Wednesday, February 7, 2024 3:29 PM

To: Thomas Menerey <tmeneray@gmail.com>; David Hardegree <dhardegree@cityofcartersville.org>; Zack Arnold <zarnold@cityofcartersville.org>

Subject: [EXTERNAL] 18 Noble Street HPC application- details

Hi Zach,

Sorry I'm just getting to this today. Going to include a simple write up of the minor exterior changes to the front exterior of 18 Noble Street and attach pictures.

1) New front door- replace old, rotting wooden double door with new wrought iron double door. New double door size will be either 60.5" x 97.5" with a transom or a taller and arched double door at 60.5" x 112" where Josh Jacobs will frame a very nice radius for it. See attached picture of taller door.

2) Functional storm shutters on two existing windows- We have an issue with our windows leaking if there are strong winds from the west when raining. So, we want to do storm shutters that attach to barn tracks located at top and bottom of window and allow for locking the shutter into place. When they are not in use they'll add a nice decorative touch to our plain concrete exterior. And when they are in use they'll keep out the rain! We have 2 existing front windows where tracks and shutters will be installed. These will be custom built, but I'll attach pictures of what they'll be similar to. Going for a stained, cladded wood look.

Let me know if you need more information of more pictures.

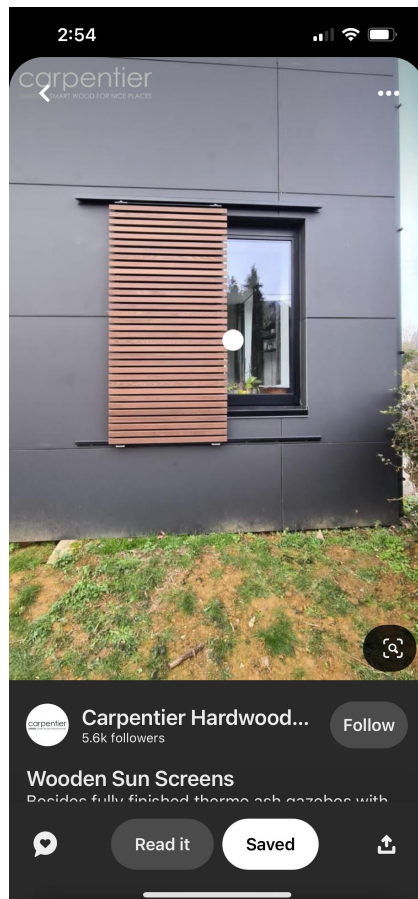
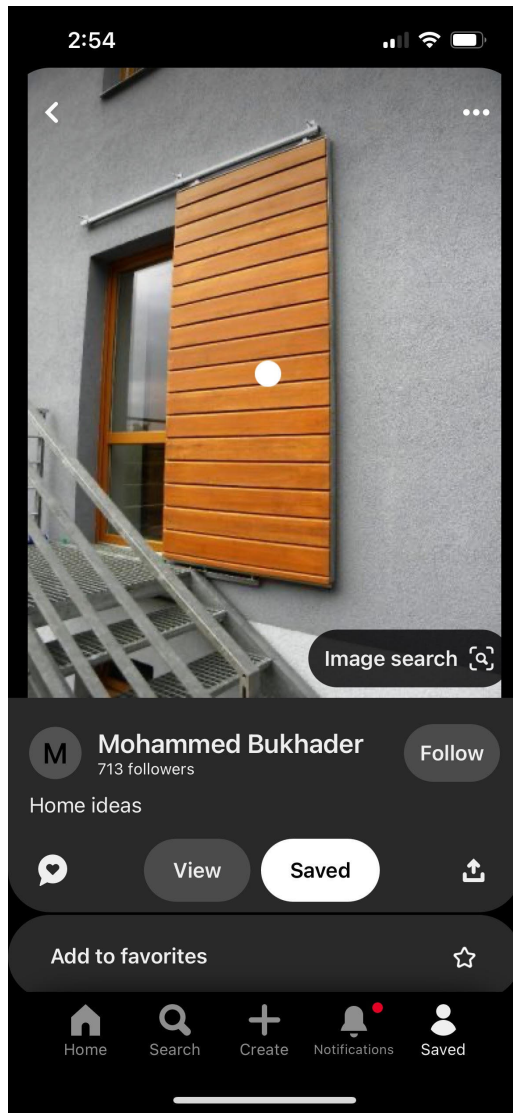
Thank you,

Lindsay & Thomas (TJ) Menerey

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