



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	November 19, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-29. 39 Cassville Rd. Applicant: George and Traci Shropshire
DEPARTMENT SUMMARY RECOMMENDATION:	COP request to construct a pool, pool house and detached garage to the rear of the house, but in the Wofford St front yard.
LEGAL	



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP24-29

HPC Meeting – 11-19-24

Application Information

Address: 39 Cassville Rd
 Applicant: George and Traci Shropshire
 Zoning District: Cherokee- Cassville
 Setbacks: Front: 20ft. Side: 10ft. (Zoning = R-20)

Brief Description: Construct a pool, pool house and detached garage to the rear of the house, but in the Wofford St front yard.

Applicable Guidelines 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- Not applicable

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	X	PART FOUR: Demolition- TBD

The following scopes of work are proposed. See building plans.

New Construction- Pool and Poolhouse

1. Demolish existing accessory structure near Wofford Street. (TBD)
2. Construct (2) retaining walls with a max, height of 30in. with steps to access pool and poolhouse. Material to be painted brick or stone.
3. Retaining walls are shown with end columns on the site plan.
4. Construct concrete or stone walkway from house to pool and poolhouse.
5. Construct pool, estimated at. 15ft x 30ft.
6. Construct concrete or stone decking around pool.
7. Construct approx. 60ft x 77ft poolhouse. See elevations.
8. Poolhouse to reflect style and materials of house.
 - a. Brick walls to be painted white to match house
 - b. Windows and doors to be wood or metal to match house.
 - c. Asphalt shingle roof.
 - d. Trim boards to be wood or composite materials. Paint to match house.

New Construction- Detached Garage

1. Demolish existing accessory structure south of driveway/parking area. (TBD)
2. Construct 29ft x 41ft detached garage south of existing driveway/ parking area.
3. Garage to reflect style and materials of house.
 - a. Brick foundation walls to be painted white to match house.
 - b. Composite lap siding above brick foundation.
 - c. Windows and doors to be wood or metal to match house.
 - d. Asphalt shingle roof.
 - e. Trim boards to be wood or composite materials. Paint to match house.

History of the Property- Bartow County Tax assessor's records state the home was built in 1920. GHRS states the home was constructed between 1920-1940.

COPs on file:

COP19-19. Add front entrance, screened porch and porte cochere. Approved 8/20/19.

Analysis of the COP:

House is historic, contributing.

House type is Ranch. House style is Uncategorized.

See site plan, project description, and building elevations provided by applicant that demonstrates the proposed style and materials. Both the garage and poolhouse are intended to reflect the style, details and materials of the house.

There are two existing accessory structures on site that could be saved or demolished depending on the placement of the poolhouse and garage. Clarification could not be

provided before completing the staff analysis. See attached aerial notating the structures. The HPC should inquire as to the save/ demolish status of the structures.

The elevations demonstrate more detail than staff could provide. The proposed structures appear to be appropriate to the property and district in scale, style, details and materials.

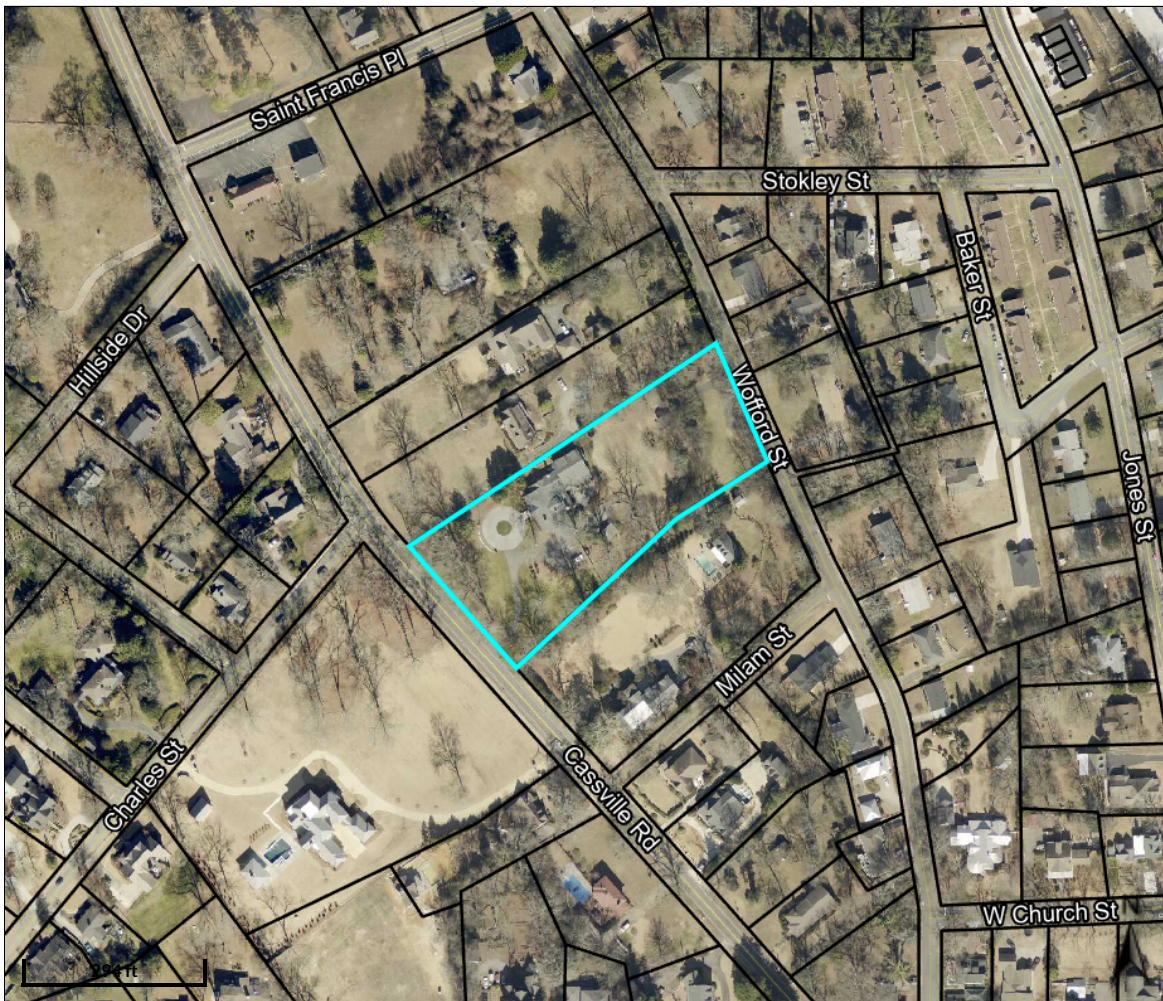
A variance application, V24-27, has been submitted for the encroachment of the pool and poolhouse along the Wofford St front yard. It will be heard at the December 12th BZA meeting.

Commissioners Work Sheet

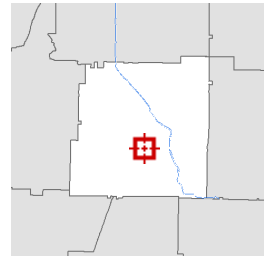
Materials:

	Existing Materials	Materials to be Used
Driveway		
Walkway		TBD
Retaining wall	Brick (front yard)	Brick or stone
Pool House	---	To match existing house
Garage	---	To match existing house
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.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C002-0017-006	Alternate ID	32258	Owner Address	SHROPSHIRE GEORGE EDWARD III
Sec/Twp/Rng	n/a	Class	Residential		SHROPSHIRE TRACI MOORE
Property Address	39 CASSVILLE RD	Acreage	2.6		39 CASSVILLE RD
					CARTERSVILLE, GA 30120

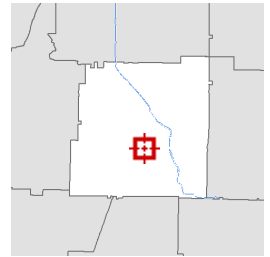
District Cartersville
Brief Tax Description LL453 LD4 39 CASSVILLE RD
(Note: Not to be used on legal documents)

Date created: 11/12/2024
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

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



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District Cartersville
Brief Tax Description LL453 LD4 39 CASSVILLE RD
(Note: Not to be used on legal documents)

Date created: 11/15/2024
Last Data Uploaded: 11/14/2024 10:45:21 PM

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GEOSPATIAL



Structures for Potential Demolition



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

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.

Office Use Only

Case Number COP 24-29
Date Received 10/18/24
Contributing Y. C1920
Zoning R-20
Legal Advertisement 11/12
Notified Adjacent _____
HPC Hearing 11/19
HPC Decision _____
COP Expiration _____
Project Completion _____
Tax Parcel C002-0017-006

*Applicant: George & Traci Shropshire

Mailing Address: 39 Cassville Road

Cartersville, GA 30120

Phone: 770-387-6749

*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.

Property Address: 39 Cassville Road

Existing Building Type:

☒ Residential

One, Two or Multi-family _____

☐ Commercial

Garage, Storage _____

☐ Other _____

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

Addition of pool, poolhouse & garage

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: January 2025

Anticipated Completion: _____

Contractor/Consultant/Architect: _____

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]

See Attached.

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 10/18/24 SIGNATURE [Signature]

Chip & Traci Shropshire
39 Cassville Road
Project Description

Addition of a pool, pool house and garage behind the existing home. The existing home sits on the front half of the 2.877-acre lot facing Cassville Road. The lot is situated with Cassville Road on the front property line, and Wofford Street on the rear. A variance has been applied for to be heard on the December 12 BOV meeting to approve accessory building behind the home, but on Wofford Street frontage.

The pool house will be constructed in the same style as the existing home built. It will be brick, painted white. The windows and doors will be either wood or metal in the same style as the existing home. The roof will also be the same asphalt shingle as the existing home. Any wood required will be composite painted white.

The garage will be constructed in the same style as the existing home built. It will have a painted brick foundation with composite lap siding. The windows and doors will be either wood or metal in the same style as the existing home. The roof will also be the same asphalt shingle as the existing home. The minimum 20-foot frontage setback will be met on Wofford Street and 10-foot setback on adjoining property line.

There will be two accent knee walls between the existing home and pool that will each be under thirty inches tall. They will be either white painted brick or dimensional stone.

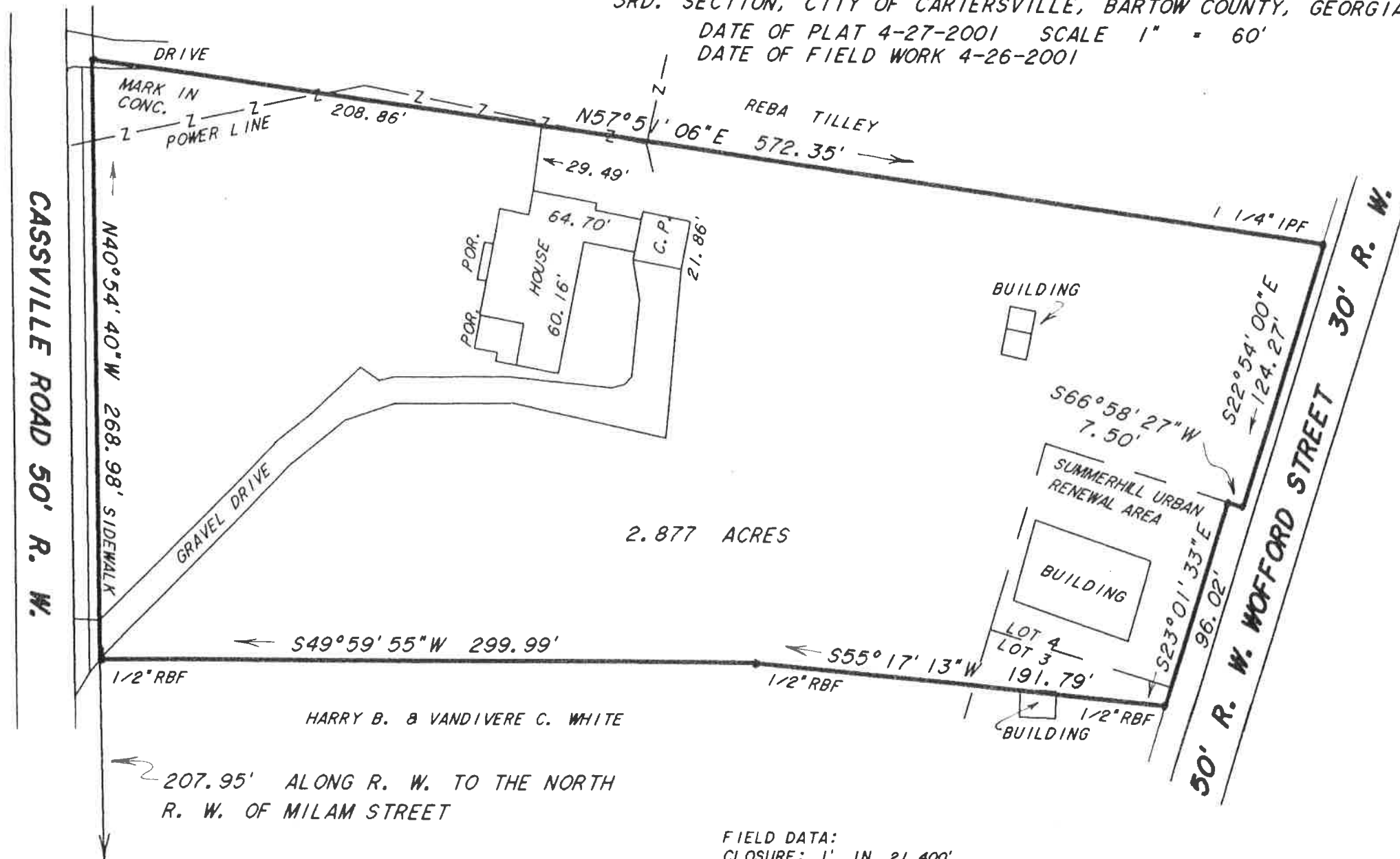
SURVEYED FOR

GEORGE E. SHROPSHIRE, III

LOT 4 & PART OF LOT 3, SUMMERHILL URBAN RENEWAL AREA,
BLOCK 1-1, & OTHER PROPERTY IN LAND LOT 453, 4TH. DISTRICT,
3RD. SECTION, CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

DATE OF PLAT 4-27-2001 SCALE 1" = 60'

DATE OF FIELD WORK 4-26-2001



KNIGHT & KNIGHT LAND SURVEYORS
172 ROWLAND SPRINGS ROAD, SE
CARTERSVILLE, GEORGIA 30121
TELEPHONE (770) 382-7975
OR (770) 338-5484

FIELD DATA:
CLOSURE: 1' IN 21,400'
EQUIPMENT: TOPCON GTS-303
ANGULAR ERROR 02" PER ANGLE POINT
BEARINGS ARE MAG. CAL. FROM ANGLES
TURNED.
ADJUSTED USING LEAST SQUARES
PLAT CLOSURE 1' IN 100,000'

"FEMA FLOOD HAZARD MAP" 13015C0088 F
DATED SEPTEMBER 29, 1989, SHOWS THIS
PROPERTY OUT OF FLOOD ZONE.



Johnny R. Knight

Beth Tilley and Bert Tilley

572.35'

EXISTING HOME

Proposed Pool

Proposed Pool House
60' X 77'

Knee Wall
30"

Proposed Garage
41 X 29

35'

60'

18'

44'

960.21'

124.21'

MOFFORD STREET

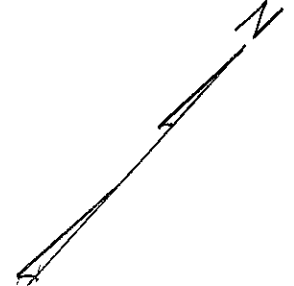
299.99'

191.79'

Michael & Justine Tidwell

George & Traci Shropshire
39 Cassville Road
Proposed Garage, Pool
and Poolhouse

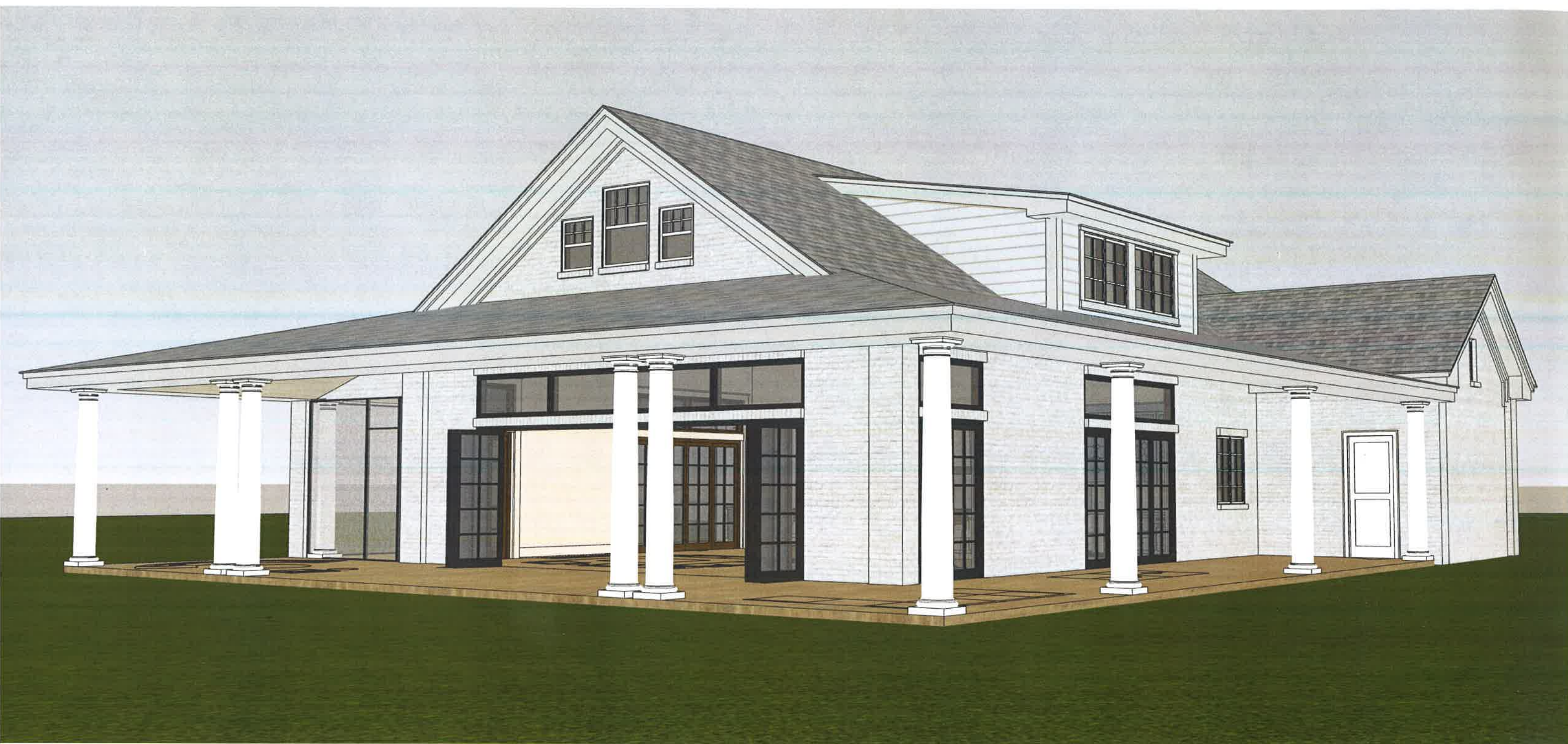
1" = 40'



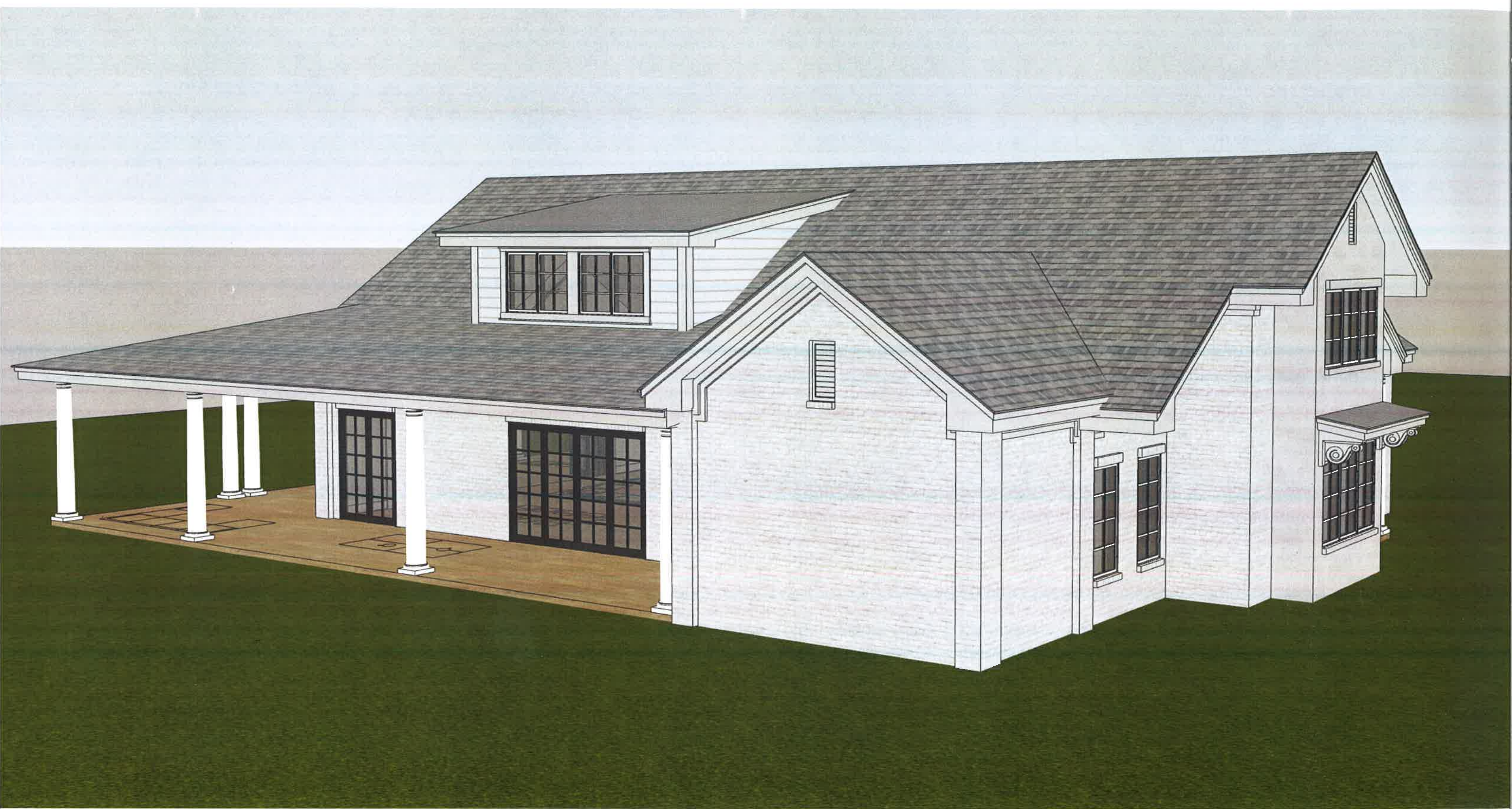
CASSVILLE ROAD 50' R.W.

268.78'

Poolhouse



Pool House Facing Pool & Existing home



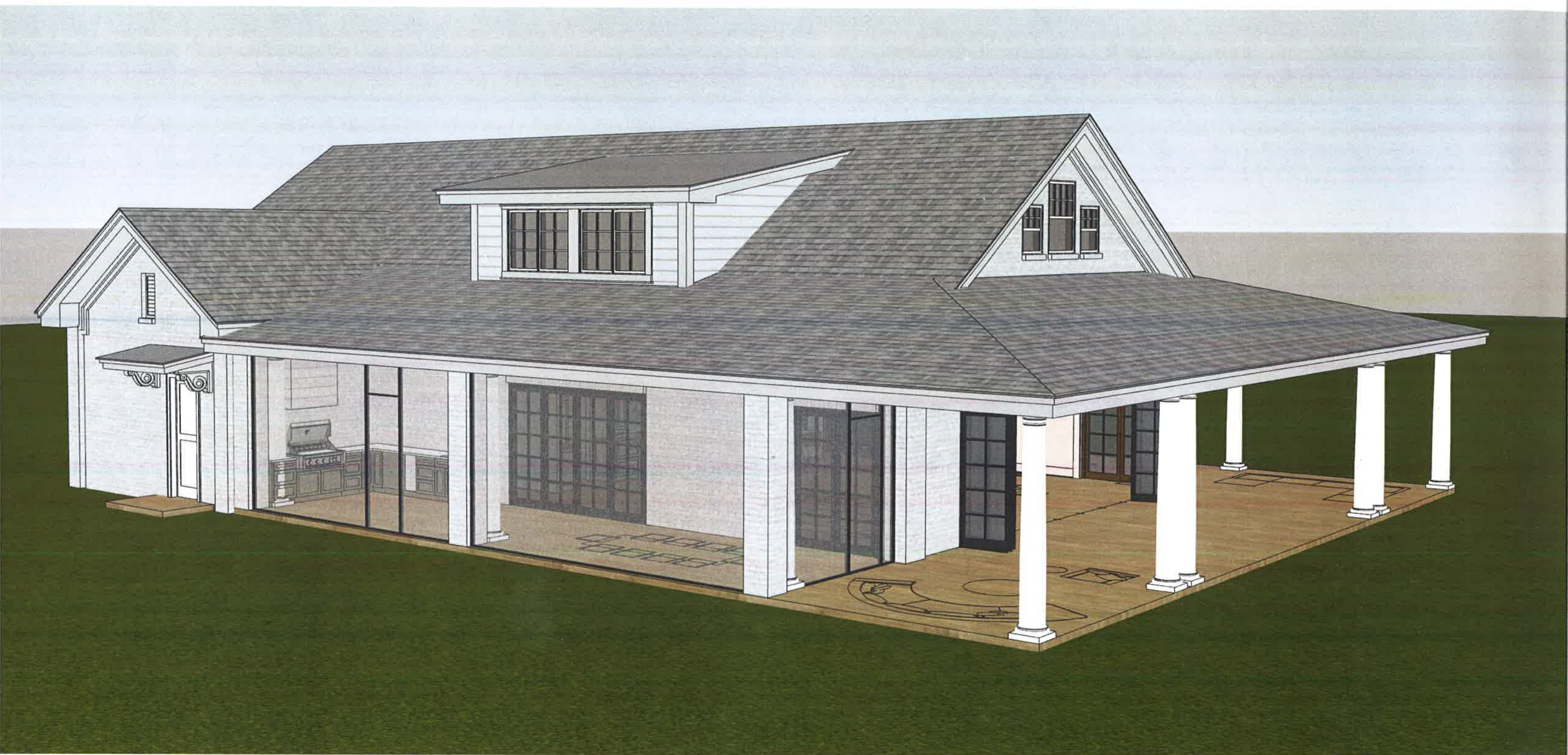
Pool House facing South



Pool House facing Wofford Street



Pool House facing Wofford Street



Pool House facing North

Detached Garage

Detached Garage

