



**City of Cartersville Historic Preservation Commission
COP Application Staff Report**

Case: COP25-07 REVISED

HPC Meeting – 3-18-25

Application Information

Address: 133 Cassville Rd
 Applicant: Shiv Jai Shri Chamunda LLC
 Historic District: Cherokee-Cassville
 Zoning: Multiple Use (M-U)
 Setbacks: Front= 10ft. Rear= 20. Side= 10ft.

Project Summary: Construct new convenience store

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
	Cherokee-Cassville Infill Overlay District- N/A (Residential Development only)

* 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		PART FOUR: Demolition

*** The only commercial guidelines for historic contributing structures is for the DBD.**

The following scopes of work are proposed:

1. Construct new convenience store with (2) gas pumps.
2. Store dimensions to be approx. 39ft x 98ft. (Approx. 3900sf)
3. Store to be CMU construction (Concrete Masonry Units) clad with brick veneer, cementitious lap siding and board & batten panels, and glass panels.
4. Rear of building to be brick.
5. Left and right side of building to be brick and cementitious siding.
6. Add (4) dormers to roof facing Cassville Rd.
7. Windows to be incorporated at door entry and across the front of the building.
8. Roof to be pitched with gable over front door. Metal, Asphalt shingles.
9. Gas pump canopy to be metal with steel posts.
10. Dumpster to be located in masonry enclosure on right side of building with fence across front of enclosure.

History of the Property-

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

COP25-07. Construct a new convenience store. Withdrawn. 2-18-25.

COP24-30. Construct a new convenience store. Denied. 12-17-24.

COP24-23. Demo existing structure. Approved 8-20-24.

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: See plans.

The original building has been demolished. The proposed convenience store use with gas pumps is allowed by right in the M-U (Multiple Use) zoning district.

This application submittal is a revised version of the convenience store that was discussed at the work session on Wednesday, Feb. 5th and at the HPC meeting on Feb 18th. At the Feb. 18th meeting, the HPC asked the applicant to incorporate dormers and glass panels in the spirit of imitating service station bay doors. All requested revisions have been incorporated into the plans and elevations. The owner has voluntarily introduced neutral colors at the request of the commission.

The main roof structure is now pitched resembling an elongated hip roof. A gabled roof extension projects over the front entry.

This is one of five properties on the northern tip of the Cherokee-Cassville district that is zoned M-U (Multiple Use). It has been and will likely continue to be a commercial use property. The Cherokee-Cassville historic district design standards for New Construction should be applied to the Boards assessment of the project.

Because this is not a residential development, the infill overlay district standards do not apply.

Also, there are no sections under the Secretary of the Interior (SOI) Standards for the Treatment of Historic Properties that apply. The SOI standards with guidelines include guidelines for Preserving, Rehabilitating, Restoring & Reconstructing historic buildings. This project does not fit any of these categories.

[The Secretary of the Interior's Standards for the Treatment of Historic Properties - Technical Preservation Services \(U.S. National Park Service\)](#)

Sec. 9.25-55. Cherokee-Cassville Historic District
PART TWO—ADDITIONS AND NEW BUILDING CONSTRUCTION
B. *New building construction:*

1. New site construction shall be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of orientation, and distance from adjacent buildings.

The project will meet all building setbacks required by zoning. No landscape buffers are required. The building will be oriented toward Cassville Rd.

2. Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

No significant changes to the site are proposed.

3. Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

The site is not within the Etowah Valley Historic District. There is low risk of archaeological resources on site.

4. Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion, and roof shape.

There are no property/ building comparisons for commercial buildings within this historic district; however, the building dimensions, setback and scale seem similar to the adjacent 2 story apartment buildings (35ft x 90/115ft +/-).

5. Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding buildings.

There are no property/ building comparisons for commercial buildings within this historic district. The use of lap siding, board and batten siding and brick are materials found on the adjacent structures. The use of cement siding products has been approved on previous COP applications, particularly for new structures or additions.

6. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding buildings that contribute to the special character of the historic district.

There are no property/ building comparisons for commercial buildings within this historic district.

7. Select windows and doors for proposed new building that are compatible in material, subdivision, proportion, pattern, and detail with the windows and the doors of surrounding buildings that contribute to the special character of the historic district.

There are no property/ building comparisons for commercial buildings within this historic district. The proposed windows and doors are simple in design and seem appropriate for a commercial building.

8. Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in surrounding buildings that contribute to the special character of the historic district in terms of composition, scale, module, pattern, detail, texture, finish and sheen.

The use of fiber cement siding and bricks seems compatible with adjacent properties. This area should be recognized as a transition area into/ from a Heavy Industrial area north of the district.

9. Design new buildings so that they are compatible with, but discernible from, historic buildings in the district.

The convenience store and use of materials is discernable from the adjacent single family and multi-family developments. The limited height, simple style, roof design and use of fiber cement board and bricks seems compatible with adjacent properties.

Recommendations:

1. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees.

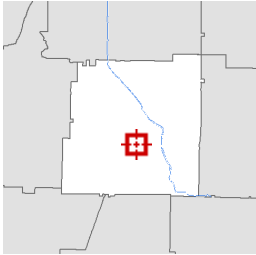
Not applicable. No significant trees or site features on site.

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	SHIV JAI SHIR CHAMUNDA LLC
Sec/Twp/Rng	n/a	Class	Commercial		3364 ARBOR PATH DR
Property Address	133 CASSVILLE RD	Acreage	0.41		ATLANTA, GA 30340
District	Cartersville				
Brief Tax Description	LL 380 D 4				
	(Note: Not to be used on legal documents)				

Date created: 3/12/2025
 Last Data Uploaded: 3/11/2025 9:10:55 PM

Developed by **SCHNEIDER**
GEOSPATIAL



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Shiv Jai Shri Chamunda LLC

Project Address: 133 Cassville Rd. Cartersville, GA 30120

Mailing Address (if different than project address):
3364 Arbor Path Dr., Atlanta GA 30340

Phone: 404-702-3435

Email: sunny40218@yahoo.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.

Office Use Only

Case Number	<u>COP25-07</u>
Date Received	<u>2-24-25</u>
Contributing	<u>NO</u>
Zoning	<u>M-U</u>
Legal Advertisement	<u>3-11-25</u>
Notified Adjacent	_____
HPC Hearing	<u>3-18-25</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C013-0002-002</u>

PROJECT

Existing Building Type:

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

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

Redevelopment commercial building

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: March 2025

Anticipated Completion: July 2025

Contractor/Consultant/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 1-16-25 Signature [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.

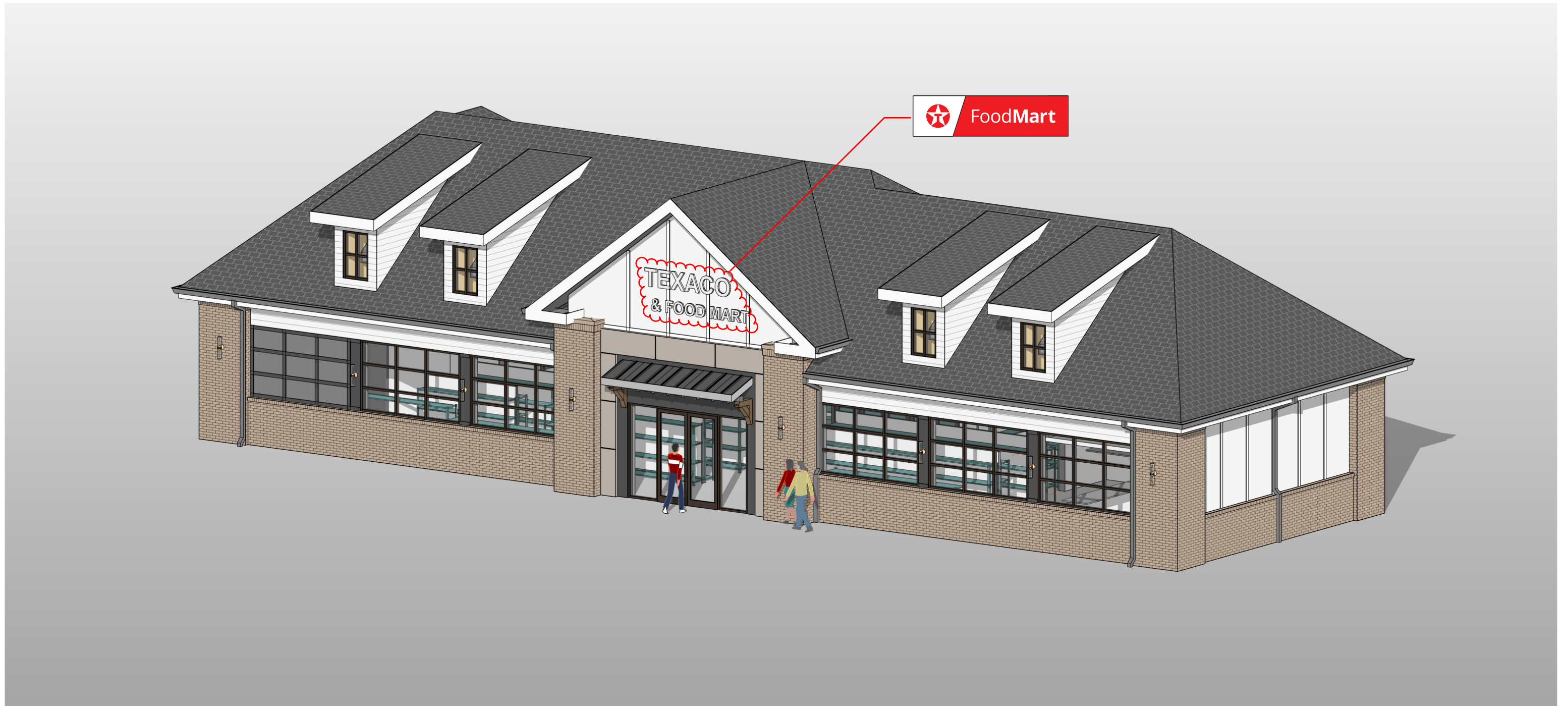
[Example: (1) Addition to rear (2) New roof]

The proposed project is a convenience store with a gas station located within the City of Cartersville. The building is a structural CMU construction with a total area of approximately 2,940 square feet, designed to comply fully with the City of Cartersville building regulations. The exterior of the building will feature a combination of brick masonry veneer, ~~porcelain cladding panels, and cementitious panels,~~ creating a cohesive and durable facade. These materials were selected to enhance the aesthetic appeal while maintaining functionality and meeting the city's standards for commercial structures. Please refer to the attached building elevations (Revised) for detailed design information and material placement.

Revised plans submitted 2-24-25 following a worksession review on 2/5 and a regular board meeting on 2-18-25.

PRECEDENCE OF DECISIONS

Each application will be considered on it's 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.



OVERALL EXTERIOR 3D VIEW

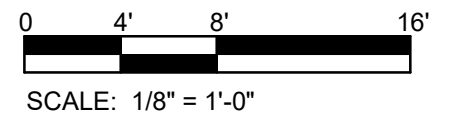
Cartersville Store

CITY OF CARTERSVILLE, GA
CONCEPTUAL DESIGN • 02/22/2025

OCM2024-08

BUILDING EXTERIOR FINISHES

TAG	DESCRIPTION	FINISH (COLOR)
BR-1	BRICK MASONRY VENEER	LIGHT BROWN (TBD)
CL-1	CEMENTITIOUS LAP SIDING	PAINT (WHITE)
CP-1	CEMENTITIOUS PANEL (BOARD & BATTEN)	PAINT (WHITE)
CP-2	CEMENTITIOUS PANEL	PAINT (MEDIUM GRAY)
PC-1	PORCELAINE TILE PANEL	PREFINISHED (CONCRETE / STONE LOOK)
RF-1	METAL ASPHALT SHINGLE ROOF	TBD
MA-1	METAL AWNING/CANOPY	PREFINISHED (DARK GRAY)
MC-1	METAL COPING	PREFINISHED (MATCH WALL COLOR)
DS-1	GUTTER AND DOWNSPOUT	PREFINISHED (GRAY)
GL-1	GLAZING - STOREFRONT WINDOWS	LOW-E GLASS / ALUMINUM FRAMES (BLACK ANODIZED)
LT-1	LIGHTING FIXTURE - WALL SCONCE	TBD
LT-2	LIGHTING FIXTURE - WALL PACK	TBD



BUILDING ELEVATION - FRONT (SOUTH)

Cartersville Store

CITY OF CARTERSVILLE, GA
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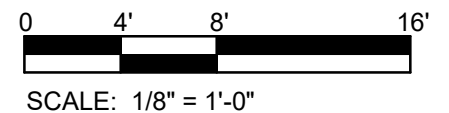
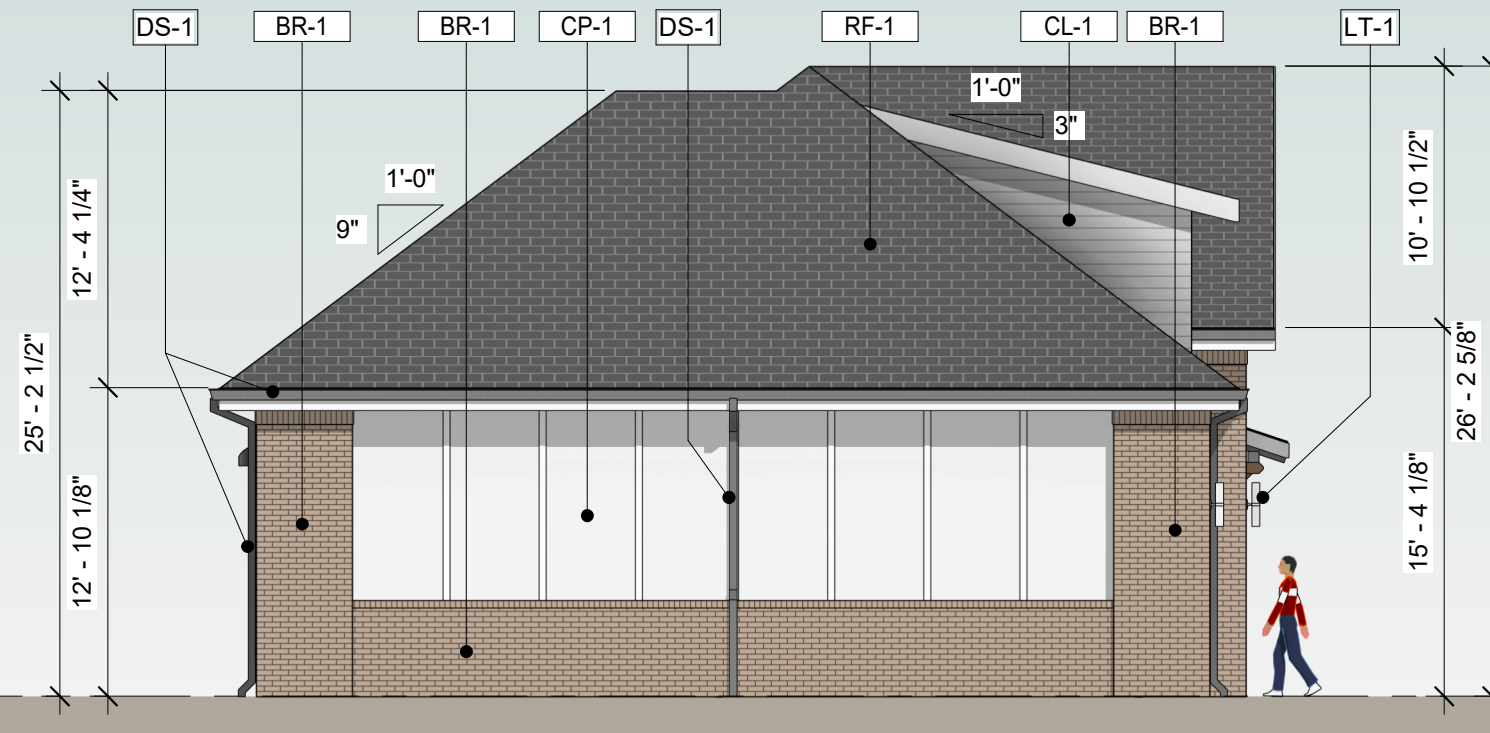
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LT-1	LIGHTING FIXTURE - WALL SCONCE	TBD
LT-2	LIGHTING FIXTURE - WALL PACK	TBD



BUILDING ELEVATION - LEFT (WEST)

Cartersville Store

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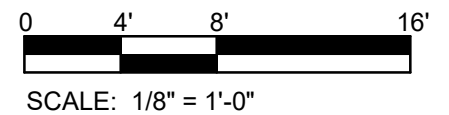
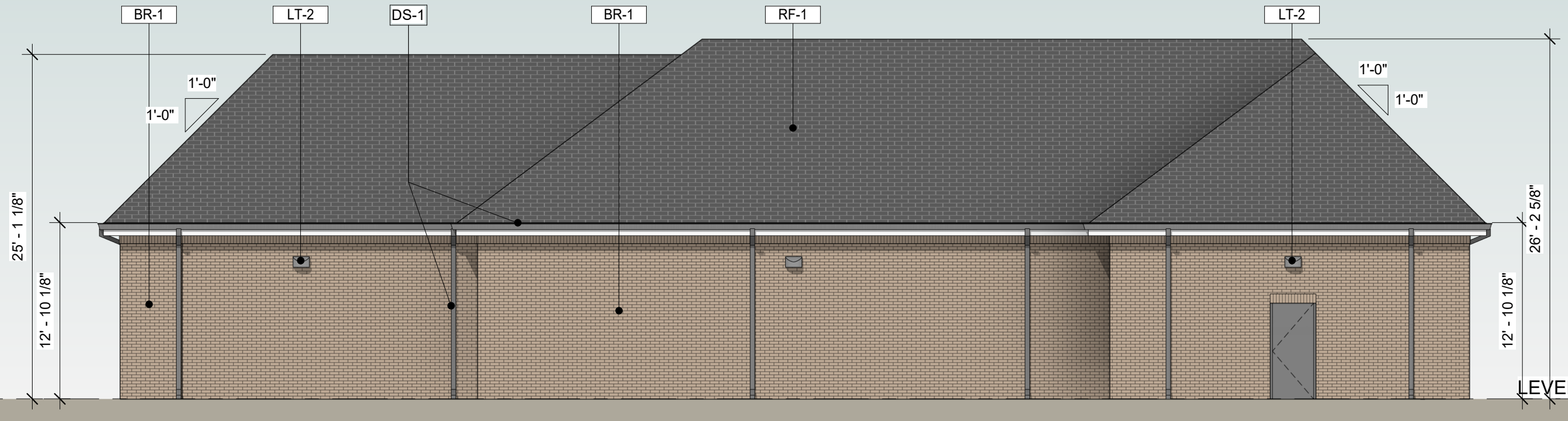
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LT-1	LIGHTING FIXTURE - WALL SCONCE	TBD
LT-2	LIGHTING FIXTURE - WALL PACK	TBD



BUILDING ELEVATION - REAR (NORTH)

Cartersville Store

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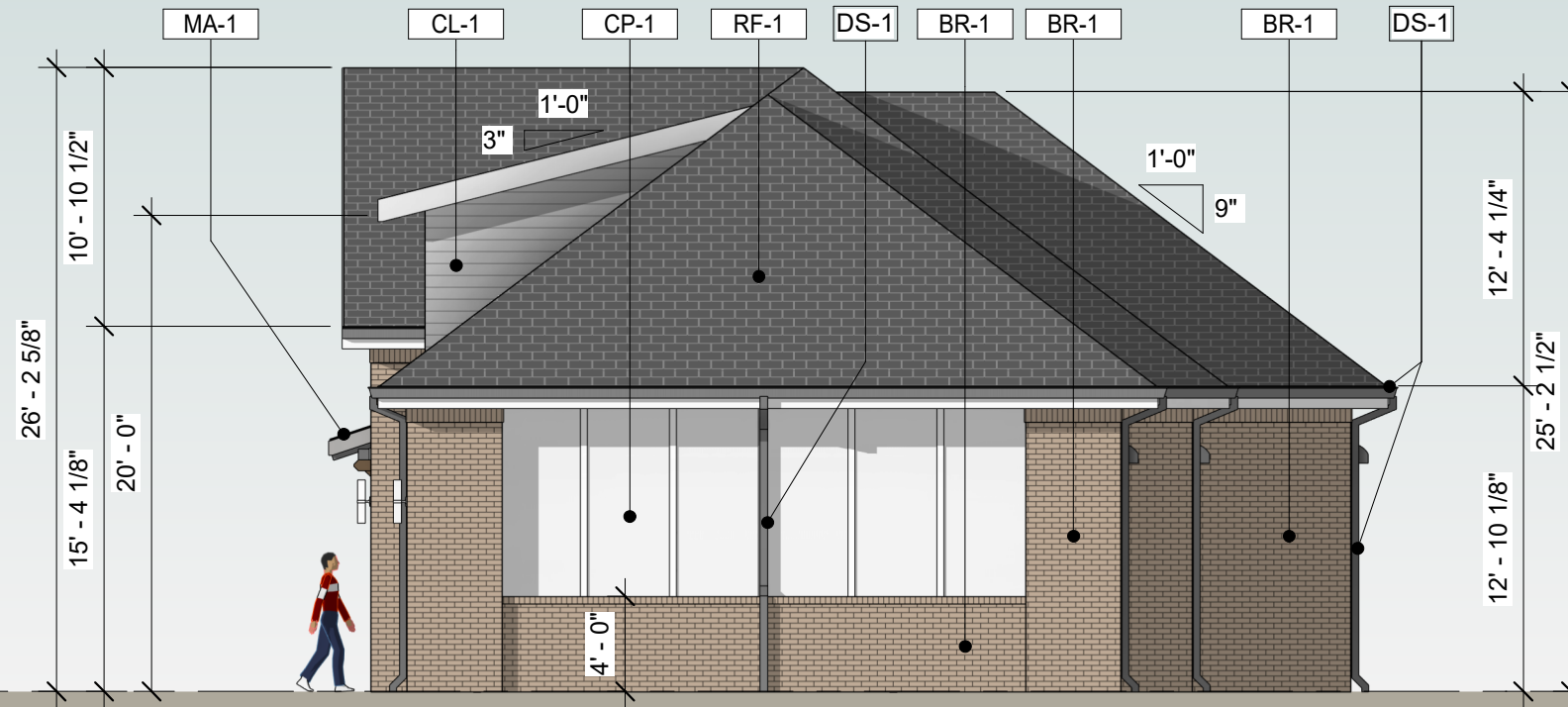
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LT-2	LIGHTING FIXTURE - WALL PACK	TBD



LEVEL 01
0"



SCALE: 1/8" = 1'-0"

BUILDING ELEVATION - RIGHT (EAST)

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OCM2024-08



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Cartersville Store

CITY OF CARTERSVILLE, GA



Dec 11, 2024 at 4:28:25 PM
137 Cassville Rd
Cartersville GA 30120
United States



Dec 11, 2024 at 4:28:31 PM
137 Cassville Rd
Cartersville GA 30120
United States



Dec 11, 2024 at 4:29:04 PM
133 Cassville Rd
Cartersville GA 30120
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Dec 11, 2024 at 4:29:07 PM
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