



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

Case: COP24-05

**HPC Meeting – 1-16-24**

**Application Information**

Address: 121 Etowah Dr  
 Applicant: James Green  
 Historic District: West End  
 Zoning: R7  
 Setbacks: Front= 20ft. Rear= 20ft. Side= 8ft.

**Brief Description:** Add vinyl siding to house over existing siding.

**Applicable Guidelines to Consider. Sec. 9.25-54, West End**

<b>Residential Design Guidelines</b>		
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>		
X	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	
X	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
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>		
	PART ONE: General Guidelines for Structures Contributing to the District.	
	PART TWO: Guidelines for New Construction –	

**Project Description:**

1. Add vinyl siding to house over existing wood siding. All sides.
2. Add vinyl covering to all eaves, moldings, and trim.
3. Replace damaged or missing wood sheathing where needed.

**History of the Property-** GHRS shows 1905-1914. Tax records show house was built in 1905.

COP22-20. Replace (16) wood, DH windows with vinyl. Approved. 12-20-22

**Analysis of the COP:**

The house is historic, contributing.  
Type: Gabled-wing Cottage. Style: Folk Victorian

Due to issues with the existing wood siding, replacement costs of wood siding, and air drafts throughout the house, the applicant proposes to add vinyl siding and vinyl coverings to all sides of the house. Vinyl coverings will be placed over all eaves, moldings, and trim.

The applicant states in the application that a house two doors down has vinyl siding. HPC records indicate that wood siding was replaced at 127 Etowah Dr in 2009.

Normally, failing wood siding is replaced, calked and painted. Refer to Sec. 9.25-54, Part 1, Sections A (Wood) and F (Exterior Walls).

The HPC has the ability to grant a variance to the design standards if an undue hardship is determined per Sec. 9.25-34 (k):

*Undue hardship. Where, by reason of unusual circumstance, the strict application of any provision of this chapter would result in the exceptional practical difficulty or undue hardship upon any owner of a specific property, the commission, in passing upon applications, shall have the power to vary or modify strict adherence to said provisions, or to interpret the meaning of such provisions, so as to relieve such difficulty or hardship; provided such variances, modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this chapter. An undue hardship shall not be a situation of the person's own making.*

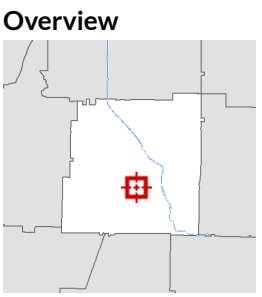
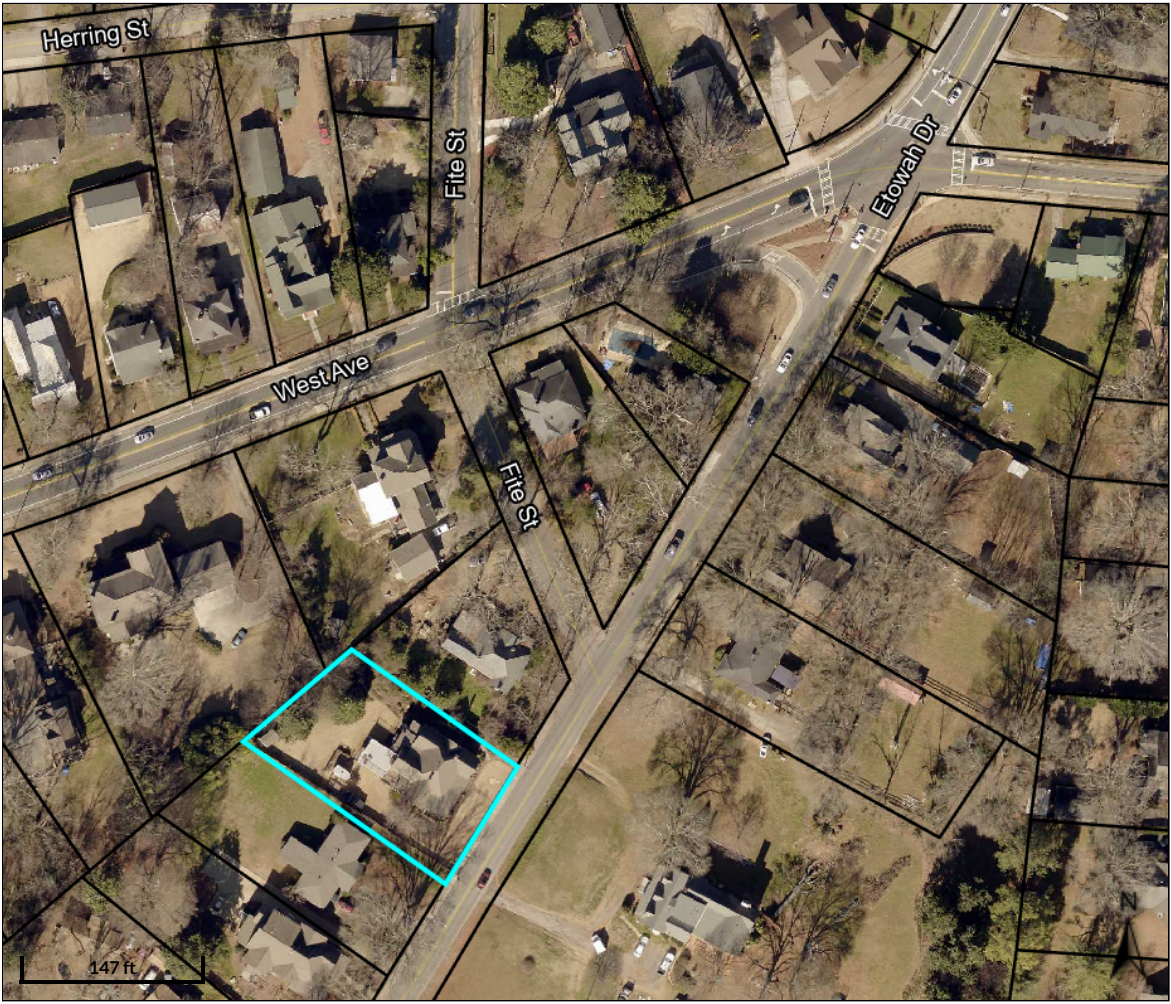
**Commissioners Work Sheet****Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof		
Siding		
Windows	Wood	Vinyl over the wood siding/trim
Doors		
Exterior Lighting		
Foundation		
Decking		
Steps		
Porches		
Ornamentation		

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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.



- Legend**
- Parcels
  - Roads
  - Streams and Rivers

<b>Parcel ID</b>	C016-0022-023	<b>Alternate ID</b>	34208	<b>Owner Address</b>	GREEN DONNA J
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		121 ETOWAH DRIVE
<b>Property Address</b>	121 ETOWAH DR	<b>Acreage</b>	0.43		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL525 D4				
	(Note: Not to be used on legal documents)				

Date created: 1/11/2024  
 Last Data Uploaded: 1/10/2024 10:05:18 PM







## Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: James Green

Project Address: 121 Etowah Dr.

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

Phone: 770-382-5360

Email: 4green@bellsouth.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.

West End

#### Office Use Only

Case Number COP 24-05  
 Date Received 12-22-23  
 Contributing Y-C NWS  
 Zoning R-7  
 Legal Advertisement 1/9/24  
 Notified Adjacent \_\_\_\_\_  
 HPC Hearing 1/16/24  
 HPC Decision \_\_\_\_\_  
 COP Expiration \_\_\_\_\_  
 Project Completion \_\_\_\_\_  
 Tax Parcel C 016-0022-023

PROJECT

#### Existing Building Type:

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

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

Vinyl Siding and Trim Repair wood

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: asap

Anticipated Completion: \_\_\_\_\_

Contractor/Consultant/Architect: M&M Windows, Roofing and Siding LLC

#### 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]

Existing wood siding is bowing, rotting and won't hold paint. Customer paints every 5 years. Home owner wants to cover with premium vinyl siding.

None of the crown molding, freiz boards or any other unique architectural features of the house will be changed.

All crown molding, freiz board, fascia-boards and window and door trim will be covered with custom-formed trim coil to match existing look.

Siding will be of the same 4 inch profile that is on the house.

Corner trim will be wide profile as is the existing corners as is, also the house 2 doors down from this structure that has vinyl siding.

Color has not been determined at this time, but will probably go with existing color as is now, or white.

### 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.

# Peace of Mind

## Consider siding from a confident perspective and with a clear head.

Purchasing new siding for your home is a big decision involving many factors. To help you create the home exterior you want, Royal® offers a range of high-performing siding products in a variety of shapes, profiles and colors. All of our siding is engineered and designed to look great and perform reliably for years. Once you choose a style and a color, you'll have the peace of mind that comes with having a product that demands little to no maintenance, and offers an industry-leading warranty and strong resale value.

There's more to siding than a gorgeous home.

According to the National Association of Realtors 2017 Remodeling Impact Report, vinyl siding provides a 75% return on value, along with a 9.6 Joy Index (which measures what makes homeowners happiest about their homes on a scale of 1 to 10). Many elements weigh into the Joy Index, including aesthetics, confidence in resale value and enough space to live our lives the way we want.

## The joy of a superior siding warranty.

Royal's state-of-the-art manufacturing and proprietary formulation elements—like Chromatix™ Color Protection Technology—allow us to offer an industry-leading Double Lifetime Warranty. While most other companies prorate the coverage for the second owner of the house, Royal provides full coverage to the second owner. This additional coverage can help increase resale value.

	Royal	Competitor A	Competitor B	Competitor C
<b>First Owner</b>	<b>Full coverage</b>	<b>Full coverage</b>	<b>Full coverage</b>	<b>Full coverage</b>
<b>Second Owner</b>	<b>Full coverage</b>	<b>Prorated Years 15-50 = 10%</b>	<b>Prorated Years 15-50 = 10%</b>	<b>Prorated - Labor and Materials on separate schedules</b>
<b>Fade: Hunter Units</b>	<b>Premium and Dark colors - 3 Units</b>	<b>3 Units</b>	<b>4 Units</b>	<b>4 Units</b>
<b>Commercial</b>	<b>50 year full</b>	<b>50 year prorated</b>	<b>50 year prorated</b>	<b>50 year</b>



Comparing Royal warranty coverage versus the competition shows the value of reading the fine print. In addition to Double Lifetime coverage, the use of Chromatix technology enables us to warrant fade to as low as 3 Hunter Units (a common measure of color difference). The following image shows the approximate magnitude of 3 Hunter Units of fade with a typical gray color.



The image is a representation of approximately 3 Hunter Units of fade. Actual fade varies from house to house and is dependent on exposure to weather conditions.

Royal's vinyl siding warranty is superior to other claddings. Here's a comparison of Royal's surface finish coverage versus a fiber cement manufacturer's pre-finished offering:

	<u>Royal</u>	<u>FC</u>
<b>Coverage</b>	Double Lifetime	15 years
<b>Fade Coverage</b>	Premium and Dark colors 3 Hunter Units	4 Hunter Units
<b>Fade Limitation</b>	Double Lifetime	3 years fade coverage

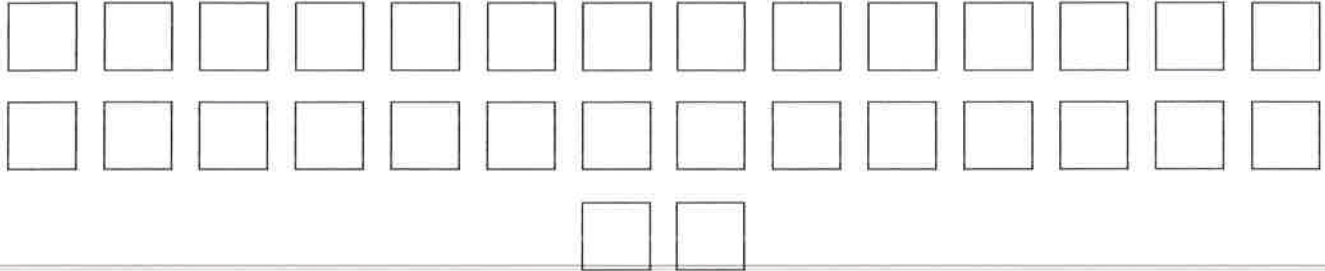
Of course, warranty coverage and resale value are not the only factors when choosing a siding. Royal also provides a full range of profiles and colors to create an exterior that does beautiful justice to any home style.

Learn more about how our warranty contributes to peace of mind at [RBPWarranty.com](http://RBPWarranty.com).



## COLOUR OPTIONS

Redwood, Natural Cedar, Shamrock, Midnight Surf, Granite, Heritage Blue, Ironstone, Cocoa, Wedgewood, Marine Blue, Weathered Gray, Urban Bronze, Cypress, Pebble Clay, Storm, Walnut, Rockslide, Toasted Almond, Tree Moss, Vintage Cream, Sand, Brownstone, White, Heather, Wicker, Harvard Slate, Linen, Flagstone, Blue Gray, Bark



## FEATURES & BENEFITS

### Beauty

- Deep profile with dramatic shadow lines, natural woodgrain mimics the look and feel of real wood siding
- Available in 4.5" Designer profiles reflects popular siding design trends
- Also available in longer 16' lengths for an almost seamless finished look
- 29 dark, premium and traditional classic and contemporary UV-resistant colours
- Achieves a long-lasting, customized look
- Corner and window trim accessories complete the look

**THICKNESS: .046"**

*Sample provided is .046 panel*

### Performance

- Superior rigidity and strength in .046" panel cold tested for harsh weather
- Low maintenance won't warp, buckle or sag
- Innovative double nail hem provides secure, tight fit withstands hurricane force winds up to 240 mph
- Double lifetime warranty, non-prorated, includes colour and hail protection

## AVAILABLE PROFILES

- D45
- D45D

VINYL SIDING SAMPLE





Images of House dtd 12-21-22. Current images will be provided for meeting per applicant.













