



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP23-13

HPC Meeting – 4.18.23

Application Information
 Address: 32 Cassville Rd
 Applicant: Hudson & Company, Inc.
 Historic District: Cherokee Cassville
 Zoning: R20
 Setbacks: Front= 20ft. Side= 10ft.

Brief Description: Demolish existing carriage house. Construct new detached garage.

Applicable Guidelines to Consider:
Ordinance Sec. 9.25-55. Cherokee - Cassville Historic District

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. Aesthetic Recommendations
D. Paint	
E. Roofs	X PART TWO: Additions and New Building Construction
F. Exterior Walls	
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation of Structures
I. Windows and Doors	
J. Entrances, Porches and Balconies	X PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction	

Project Description:

1. Demolish approx. 20ft x 30ft. historic carriage house.
2. Construct a new detached garage in place of the carriage house, approx. 20ft. x 30ft.
3. Add concrete slab on grade.
4. Walls to be brick, painted.
5. Roof to be slate to match house. Roof pitch: 14/12.
6. Add cast stone corbels to corners.
7. Add (2) 9ft. x 7ft. wood, carriage style doors on south side.
8. Add (1) ¾ light, wood standard door on east side.
9. Add metal awning over door on east side.
10. Add (2) windows, 26" x 50", to north side. Pain config. 2 x 3.
11. Add (1) window, 26" x 50", to west side. Pain config. 2 x 3.

History of the Property- House and associated site design are new, 2021-2022. The original house was likely constructed, c.1883 per GHRS.

Previous COPs on file:

COP22-17. Add privacy fence to rear of house and decorative metal fence with masonry columns around remaining perimeter of property. Privacy fence approved. Perimeter fence denied. 9-20-22. Perimeter fence decision reversed on appeal by City Council, 10/6/22.

COP20-32. Demolition, new house construction and many site elements added. Approved: 12/15/2020.

Analysis of the COP:

Refer to Ord. Sec. 9.25-55, Part 2 (B), New Construction, and Part 4, Demolition.

Carriage House

Per the original HPC application, COP20-32, the intent was to preserve the original carriage house, if possible. The application excluded the demolition of the carriage house where other accessory structures were identified for demolition. The meeting minutes also confirm this intent.

The carriage house was a 4-sided brick structure with a single garage door opening oriented toward the Charles St. driveway. The most recent roof had been modified with a gabled roof constructed of, presumably, wood and wood siding. See pictures.

Staff was notified of the demolition and new construction on approx. 3/23 by code enforcement and adjacent property owners. A Stop-Work-Order was issued at that time. The HPC and Variance applications were received on 3/30.

The replacement structure is a detached garage in the same location as the carriage house. The new structure will be 4-sided brick with a pitched, slate roof. The brick will be painted. Two wooden, carriage-style garage doors are to be installed toward the interior of the property (south

side). The 2x3 windows appear to be fixed windows. No information is provided as to the window material. A standard door will be added to the driveway side of the structure (east side). A metal awning will be added over this door.

It appears that consideration has been given to the new structure's connection to the previous carriage house and to the new house in terms of design, function, size, scale, and materials.

The BZA will also review this project on May 11th for a front yard encroachment of the accessory structure, case no. V23-09.

The new structure seems appropriate for the property and for the district.

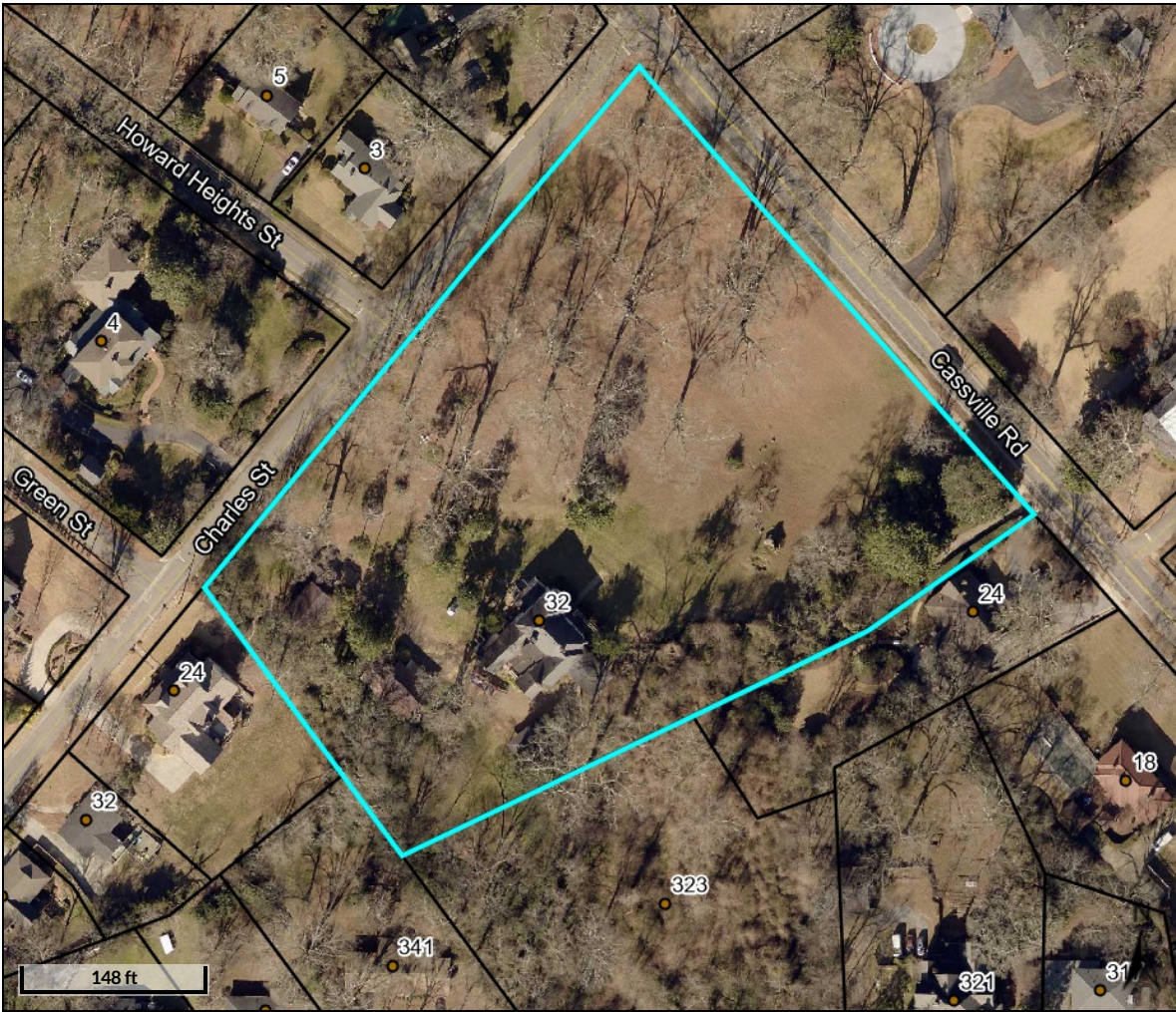
Commissioners Work Sheet

Materials:

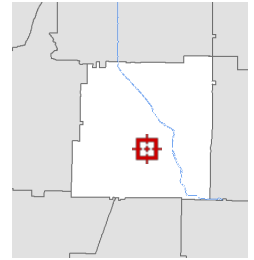
	Existing Materials	Materials to be Used
Roof		Slate (to match house)
Siding		Brick, painted
Windows		Unknown
Doors		¾ light, wood
Exterior Lighting		Unknown
Foundation		Concrete slab
Decking		
Steps		
Carriage Doors		Wood
Ornamentation		Stone corbels

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

Parcel ID	C002-0016-007	Alternate ID	32251	Owner Address	EVANS CALVIN H & TAMMY
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 1505
Property Address	32 CASSVILLE RD	Acreage	4.25		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL452-3 LD4				

(Note: Not to be used on legal documents)

Date created: 4/12/2023
 Last Data Uploaded: 4/11/2023 8:50:33 PM

Developed by **Schneider**
 GEOSPATIAL

 **Sec. 9.25-55. Cherokee-Cassville Historic District.**

The City Council of the City of Cartersville adopts the Cherokee-Cassville Historic District as indicated herein.

- (a) *Boundaries.* The boundaries of the Cherokee-Cassville Historic District as indicated herein.

The Cherokee-Cassville District encompasses an area beginning at Bartow Street on the east; the proposed district extends to the west, centered along West Cherokee Avenue, to School Street. It then extends to the west and northwest, lying between West Cherokee Avenue, west to Jackson Street, and Wofford Street, northwest to Saint Francis Street. From approximately Saint Francis Street, the district continues to the northwest along both sides of Cassville Road to the Seaboard Railroad track. The proposed district is an area of predominantly historic residential development that lies along and in the vicinity of the West Cherokee Avenue - Cassville Road corridor. It lies west of the previously designated Downtown Business Historic District and north of the previously designated West End Historic District.

This proposed local historic district contains approximately 87.75 acres within the city limits of Cartersville, Georgia.

- (b) *Designation of contributing and non-contributing and owner list.* The following is a list of all properties and property owners of the Cherokee-Cassville Historic District and designation of each property as contributing or noncontributing pursuant to the City of Cartersville Historic Preservation Ordinance.

* Property Owner table omitted*

- (c) *Overlay map.* The zoning map of the City of Cartersville shall be amended to show the Cherokee-Cassville Historic District as an overlay on said zoning map and said overlay on said zoning map and said overlay shall be designated as the H-1C-C Historic District.

- (d) *Design standards.* The following design standards are adopted for the Cherokee-Cassville Historic District:

DESIGN STANDARDS FOR STRUCTURES
CONTRIBUTING TO THE RESIDENTIAL HISTORIC DISTRICTS

INTRODUCTION

The following Residential Design Standards are intended to identify the character-defining features of a site or structure used in determining the compatibility of the proposed alteration, repair, renovation, rehabilitation or restoration of an existing structure or the construction of a new structure regarding the appropriateness of the size, location, materials, style, rhythm, and any other quality deemed as contributing to the character of a historic property or structure as determined by the Historic Preservation Commission (Commission).

For items not addressed by the following standards or guidelines, the Commission will refer to the U.S. Department of the Interior, Secretary of the Interior Standards for the Treatment of Historic Properties, latest edition, for guidance.

In filing for a Certificate of Preservation all standards shall be complied with and so demonstrated on said application and supporting documentation. Guidelines, as indicated herein, may or may not be demonstrated in the application or supporting documentation for a Certificate of Preservation. Maintenance recommendations, if any, are included for informational purposes only and are not required to be included in an application for a Certificate of Preservation and, as such, shall not be considered by the Commission in reviewing said applications.

Generally:

-
1. It is not appropriate to introduce structures or contemporary equipment such as satellite dishes, solar collectors, playground equipment, heating and air units, storage units, and swimming pools, in locations that compromise the historic character of the building or site. Locate such features unobtrusively, and screen them from view.
 2. When planning to alter the topography of a site substantially through grading, filling, or excavation, one shall contact the Cartersville Planning and Development Department to confirm that the proposed changes comply with the city building code and development regulations.
 3. When remodeling historic structures or constructing new structures in historic districts, care shall be taken in retaining and preserving the historic relationship between buildings and related features of the district, to include but not be limited to, site topography, retaining walls, foundation plantings, hedges, walkways, driveways, parking lots, trees, gardens, yards, arbors, ground cover, fences, accessory buildings, patios, terraces, and significant vistas and views.


PART ONE—MAINTAINING, REPAIRING, AND REPLACING EXISTING STRUCTURES

A. *Wood:*

1. Repair historic wooden features using the recognized preservation methods for patching, consolidating, splicing, and reinforcing.
2. If replacement of a deteriorated detail or element of a wooden feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original detail or element in design, dimension, texture, and material. Use compatible substitute materials only if using the original material is not feasible.
3. If replacement of an entire wooden feature is necessary, replace it in kind, matching the original in design, dimension, detail, and texture. Use compatible substitute materials only if using the original material is not feasible.
4. If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and texture with the historic building and district.
5. One shall not clean wooden features and surfaces with destructive methods such as sandblasting, power washing, and using propane or butane torches. Clean using gentle methods such as low-pressure washing with detergents and natural bristle brushes. Chemical strippers can be used only if gentler methods are ineffective.
6. One shall not strip historically painted surfaces down to bare wood and apply clean stains or finishes to create a natural wood appearance.
7. One shall not replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.
8. One shall not replace or cover wooden siding, trim, or window sashes with contemporary substitute materials such as aluminum, masonite or vinyl without approval from the Commission. However, in order to maintain continuity, material for additions, as well as out buildings, shall closely match the house.
9. One shall not introduce wooden features or details to a historic building to create a false historic appearance.
10. Preserve wooden features that contribute to the overall historic character of a building and site, including such functional and decorative elements as siding, shingles, cornices, architrave, brackets, pediments, columns, balustrades, and architectural trim.

*** ALL REMAINING SECTIONS OF PART 1 OMITTED.**

-
3. Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

 PART TWO—ADDITIONS AND NEW BUILDING CONSTRUCTION

A. *Additions to historic buildings:*

1. Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to windows and doors in the exterior walls, yet make the addition discernible from the original.
2. One shall not construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.
3. One shall not construct an addition that significantly changes the proportion of built mass to open space on the individual site.
4. Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
5. Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and view are retained.
6. Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.

 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.
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.
3. Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
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.
5. Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding buildings.
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.
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.
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.
9. Design new buildings so that they are compatible with, but discernible from, historic buildings in the district.

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.

PART THREE—RELOCATION OF STRUCTURES

1. Before moving a historic structure, document its original setting and context. Use photographs, site plans, or other graphic or written statements to record existing site conditions.
2. Enlist contractors experienced in moving historic buildings to do the following:
 - a. Determine the structural condition of the property before the move.
 - b. Coordinate the move with the utility companies and appropriate city departments.
 - c. Protect the structure from vandalism or weather damage before, during and after the move.
 - d. Minimize structural damage during the move.
3. Relocate a structure within the historic district only if it is determined to be architecturally compatible with the adjacent buildings according to the guidelines for new construction.
4. Relocate a structure on a site within a historic district according to new construction guidelines for siting, orientation, plantings, and other pertinent aspects of site and setting.
5. Ensure that the relocation of a structure will not diminish or damage existing historic district buildings or the overall character of the district. Pay particular attention to the tree canopy along the route of the move.
6. Provide the HPC with site plan information for the proposed site features and plantings of the new setting, including information on accessory buildings, driveways, site lighting, and parking areas.
7. If the original site of the structure to be relocated is within a historic district, before the move, submit to the Commission a site plan for proposed site features and plantings of the original site after the relocation.
8. Protect significant site features of the original site, the new site, and the route of the move during relocation.



PART FOUR—DEMOLITION

1. Before demolition, submit a site plan to the Commission illustrating proposed site development or plantings to follow demolition.
2. During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, protect the trees on the site from damage due to compaction of the soil by equipment or materials.
3. After demolition, clear the site promptly and thoroughly.
4. After demolition, plant or develop the site promptly as approved in the proposed site plan.

(e) *Effective date.* This district shall become effective on November 1, 2007.

(Ord. No. 40-07, § 2, 9-6-07; Ord. No. 06-20, § 1, 3-5-20)

ORIGINAL APPLICATION, COP20-32.



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

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 20-32
 Date Received 11-20-20
 Contributing C
 Zoning R-20
 Legal Advertisement _____
 Notified Adjacent _____
 HPC Hearing 12-15-20
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C 002-0016-007

*Applicant: Hudson & Company, Inc.

Mailing Address: PO Box 367 Cartersville, GA 30120

Phone: 770-480-1598

*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: 32 Cassville Road
Cartersville, GA 30120

Existing Building Type:

- Residential One, Two or Multi-family
Garage, Storage
- Commercial
- Other Multiple accesory structures

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

Demolish existing home to construct a new residence

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 2021

Anticipated Completion: March 2022

Contractor/Consultant/Architect: Spitzmiller & Norris, Inc

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.

Cherokee-Cassville Historic District

Augsburg Investments, LLC

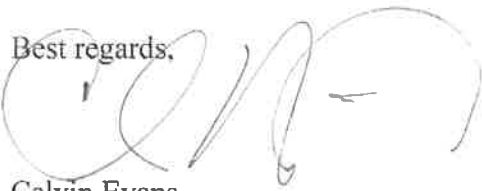
Real Estate Investment
Multi-family
Industrial, Residential
Mobile Home Communities

To whom it may concern,

We are contracting with JB (John) Hudson, of Hudson and Company General Contractors, to take down the existing 140 year old structure and build our single family home on the property at 32 Cassville Rd, Cartersville for my wife, Tammy and I.

Please allow him to represent us in the process of working with the agencies that are required, including the City of Cartersville and any other groups as needed.

Best regards,



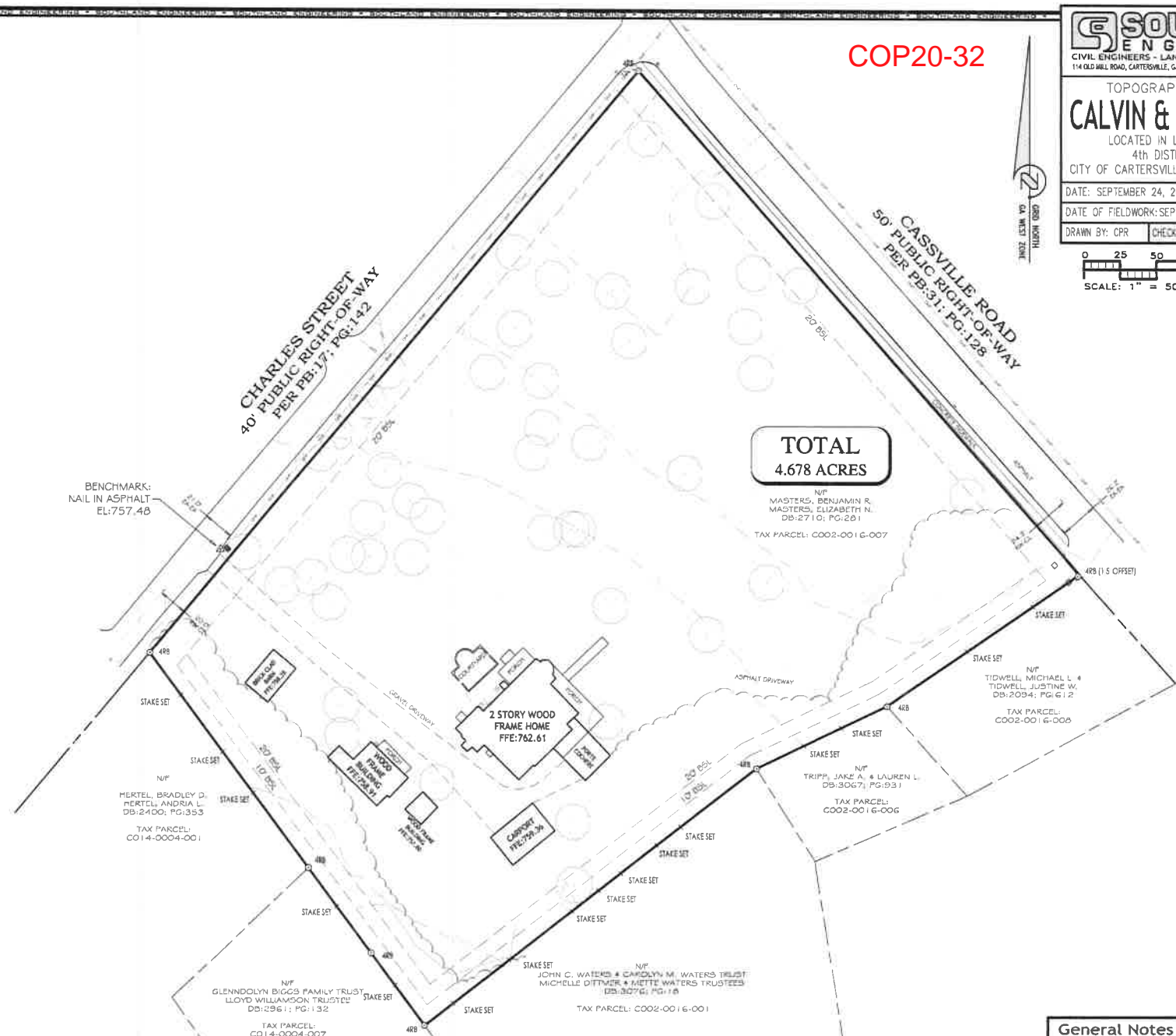
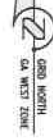
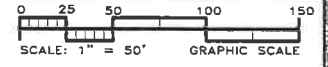
Calvin Evans
Augsburg Investments
100 W Cherokee Avenue
PO Box 1505

770.382.5064 Office
770.606.7685 Cell
calvin@augsburninvestments.com

COP20-32

TOPOGRAPHIC SURVEY FOR:
CALVIN & TAMMY EVANS
 LOCATED IN LAND LOT 452 & 458
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

DATE: SEPTEMBER 24, 2020 REV: _____ JOB NO: 20058
 DATE OF FIELDWORK: SEPTEMBER 23, 2020
 DRAWN BY: CPR CHECKED BY: KNC APPROVED BY: KNC



○	IRON PIN FOUND	⊕	DOUBLE WING CATCH BASIN	⊕	GAS VALVE	⊕	SEWER MANHOLE	⊕	POWER POLE
□	CONCRETE MON. FOUND	⊕	SINGLE WING CATCH BASIN	⊕	GAS METER	○	CLEAN OUT	⊕	GUY WIRE
●	IRON PIN PLACED	⊕	JUNCTION BOX	⊕	TELEPHONE MANHOLE	○	WATER VALVE	⊕	ELECTRIC METER
⊕	BREAK POINT	⊕	CURB INLET	⊕	ELECTRIC MANHOLE	⊕	WATER METER	⊕	TRANSFORMER
⊕	PHOTO REFERENCE	⊕	YARD INLET	⊕	TELEPHONE PEDESTAL	⊕	FIRE HYDRANT	⊕	LIGHT POLE
⊕	EXCEPTIONS	⊕	DROP INLET	⊕	SIGN	⊕	IRRIGATION CONT. VALVE	⊕	FLOW ARROW
⊕	PARKING BOLLARD	⊕	HEADWALL	⊕	BENCHMARK	⊕	WELL	⊕	MAILBOX
—	STORM PIPE	—	OVERHEAD PWR.	—	WATER LINE	—	COMM. LINE	—	UNDERGROUND PWR.
—	SEWER PIPE	—	FENCE LINE	—	GAS LINE	—		—	

General Notes

1. ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 15,000 FEET, AND AN ANGULAR ERROR OF 0.1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 10,000 FEET.
4. EQUIPMENT USED: TOPCON 3005W, TOTAL STATION, WITH DATA COLLECTOR.
5. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.

PG. 132

L:
3-007



VATERS TRUST
ERS TRUSTEES

clean tree
grove



COP20-32

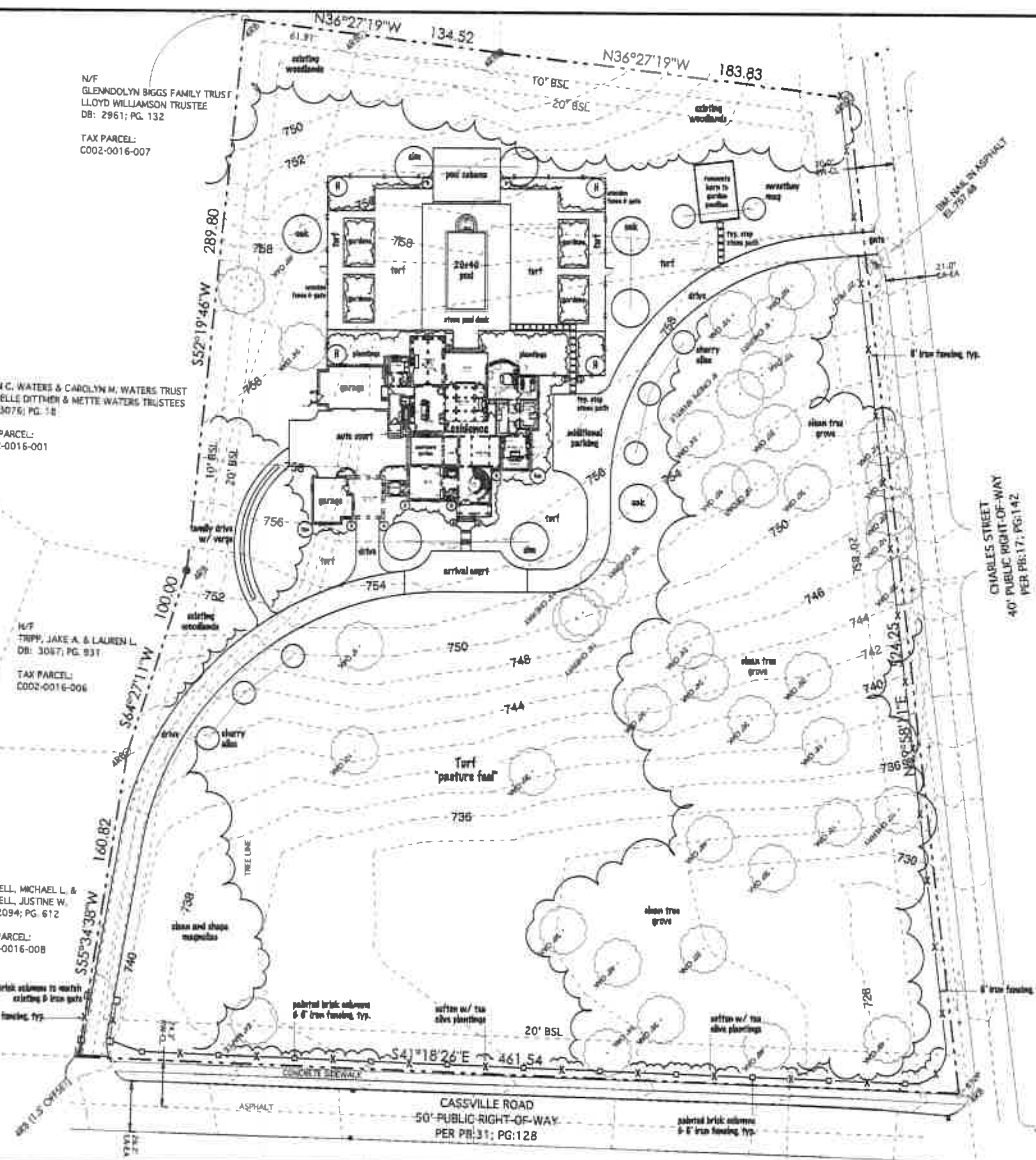
General Notes:
 b - American boxwood
 H - Holly
 Te - Tea olive
 Privetway: to be concrete
 Columns: painted brick to match house

N/F
 GLENDOLYN BIGGS FAMILY TRUST
 LLOYD WILLIAMSON TRUSTEE
 DB: 2961; PG. 132
 TAX PARCEL:
 CO02-0016-007

N/F
 JOHN C. WATERS & CAROLYN M. WATERS TRUST
 MICHELLE DITTMER & HETTE WATERS TRUSTEES
 DB: 3076; PG. 18
 TAX PARCEL:
 CO02-0016-001

N/F
 TRIPP, JAKE A. & LAUREN L.
 DB: 3087; PG. 931
 TAX PARCEL:
 CO02-0016-006

N/F
 TIDWELL, MICHAEL L. &
 TIDWELL, JUSTINE W.
 DB: 2094; PG. 612
 TAX PARCEL:
 CO02-0016-008



- Permits are the responsibility of the Owner.
- Projects within stream buffers must acquire the appropriate variances/permit. (by Owner)
- Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

Status:

Preliminary Design (Not for construction)	<input type="checkbox"/>
Approved Design	<input type="checkbox"/>
Construction Footprint	<input type="checkbox"/>

This drawing, as a guide for service, is and will remain the property of the Landscape Architect. This document shall not be reproduced, published or used without the permission of the Landscape Architect. The Contractor is responsible for verification of all dimensions and existing conditions at this site before proceeding with all phases of his work. E. Graham Pittman is not responsible for any structures or landscaping, this plan is for conceptual purposes only. It is the Contractor's responsibility to verify structures & hydrology with an Engineer or Consultant.
 All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take precedence over anything shown, described or implied where same are a variance.

811
 Call before you dig.
 800-4-A-SAFE
 1-800-4-A-SAFE

CSWCC
 #000089152

Drawing Dates:

11.18.2020

Scale: 1 : 90

Georgia
 #1102

E. Graham Pittman, B.L.A., R.L.A.
 Landscape Architect
 email: graham.pittman@gmail.com
 1217 John Pennington Drive, SW - Marietta, Georgia 30084 - Office/Mb: 770.450.8814

Calvin & Tammy Evans Residence
 32 Cassville Road
 Cartersville, Georgia
 30120

Overall Site Plan

L-1

Evans - 32 Cassville Road, Cartersville Ga.

Project Description

32 Cassville Road

Owners: Calvin and Tammy Evans
18 Cambridge Way
Cartersville, GA 30121

Applicant: Hudson & Company, Inc
John B. Hudson
122 Arrowhead Drive
Cartersville, GA 30120

Demolition

1. Primary Residence
 - a. Because rehabilitation of the existing structure will be too costly, we have determined to demolish and replace the structure with a professionally designed home for the Evans family. This home is designed to be period appropriate to the site and the neighborhood.
 - b. All the secondary additions to the home are poorly designed with respect to structure, water management, and occupant use
 - c. Numerous foundation and structural issues
 - d. All chimneys and fireboxes need to be replaced or major repair
 - e. All plumbing systems need to be replaced along with complete update of all bathrooms
 - f. Electrical systems would need to be updated
 - g. Mechanical repairs replacements would require major interior demolition
 - h. Much if not all the exterior veneer is failing and needs to be replaced
 - i. All roofing needs to be replaced along with ill designed flashings
 - j. Brick porches are failing and settling down and away from the home
2. Carport
 - a. Remove pole barn type parking structure
3. Smokehouse
 - a. Remove Smokehouse
4. Guest Quarters
 - a. Remove guest quarters
5. Timetable for demo would be March 2021 to April 2021

New Construction

Budget for construction \$1,000,000

Timetable would be April 2021 to March 2022

1. Primary Residence

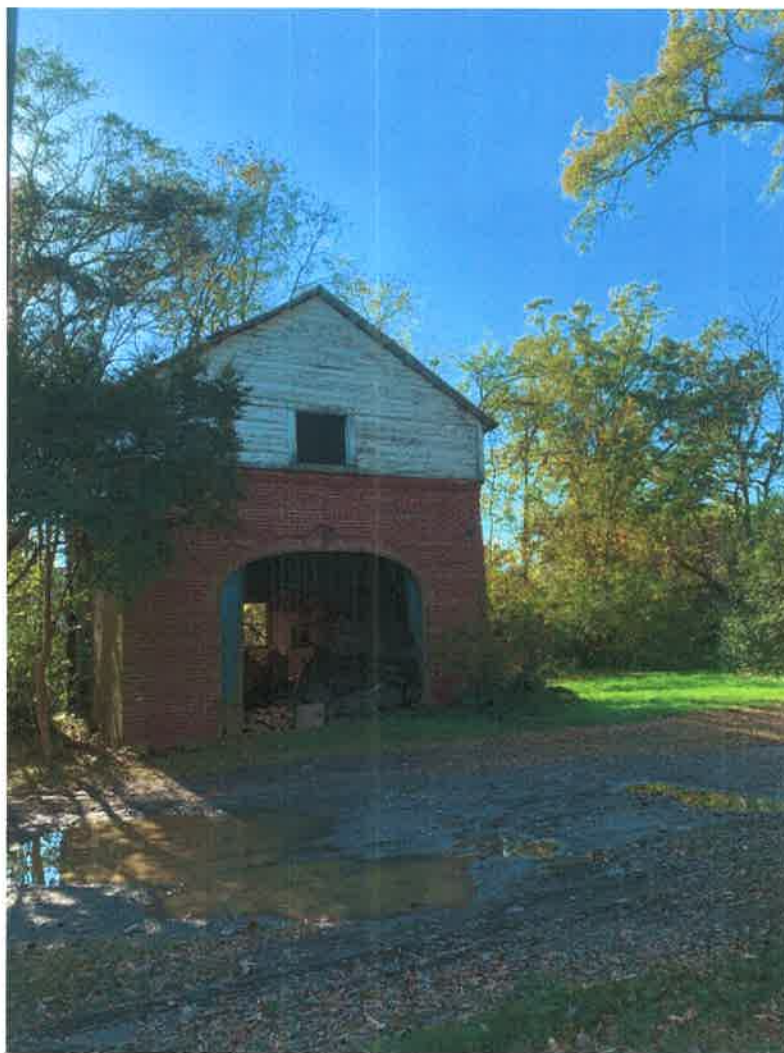
- a. Exterior to be painted brick (Sherwin Williams Historic Colors of Charleston Aunt Betty's China DCR 101)
- b. Brick Jack Arches
- c. Windows to be divided light type with muntin arrangement as shown in elevation
- d. Decorative exposed rafter tails
- e. Half round gutters and round downspouts
- f. Wooden exterior doors
- g. Bluestone or slate porch and terrace floors
- h. Wooden shutters paneled shutters sized correctly mounted with operational hardware
- i. Wrought iron railings powder coated black
- j. Wooden garage doors

2. Brick Carriage House

- a. We are going to attempt to rehab the carriage house
- b. It does have foundation issues
- c. We believe that the building was flat roofed with brick parapet wall and that the gabled roof structure was added later.
- d. We would like to go back to the flat roof

Site Changes

1. Driveway
 - a. Will be asphalt and location will be as shown on the site plan
2. Landscape
 - a. Plantings around home as shown in the landscape plan
 - b. Overgrowth of magnolias to be trimmed back
 - c. Removal of privet overgrowth in the front yard
 - d. Removal of dead trees and stumps
 - e. Turf grass in front yard
3. Pool
 - a. Swimming pool in rear yard
 - b. Pool to be fenced with black Wrought Iron



Brick Carriage House



View towards South

Historic Preservation Commission Meeting
10 N. Public Square
December 15, 2020
5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee

Present: Greg Frisbee, Becky Carr, Jeff Glover, Vandi White, Brad Galland, Lynne Pritchett

Staff Present: Randy Mannino, Samantha Fincher, Meredith Ulmer, and Keith Lovell

Absent: Larry Gregory

1. Call to Order

2. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. A motion to approve the meeting minutes from November 17, 2020 with the correction of the meeting date and the vote count was made by Board Member Glover and seconded by Board Member Carr. Motion carried unanimously. Vote: 5-0. Board Member Galland was absent during this time.

3. New Business:

A. COP20-32: 32 Cassville Rd Scope: Approval/denial of demolition and new construction plans

Chairman Frisbee called for the next item on the agenda. Meredith Ulmer, Assistant City Planner gave an overview of the application. The applicant wishes to demolish the existing home, carport, smokehouse, and guest quarters. **An effort will be made to save the carriage house.** A new neoclassical style home, with Italianate and Palladian influences is proposed to be constructed on the site of the existing home.

John B. Hudson, owner of Hudson & Company, Inc. and applicant on behalf on Calvin and Tammy Evans came forward in favor of the application. Mr. Hudson explained that the home and accessory structures have been severely neglected. The home suffers from water problems, foundation, and structural issues. The entire mechanical system would need to be replaced. Mr. Hudson and Mr. Evans agreed that the cost to rehabilitate outweighed what could be ever be recouped. Therefore, felt the home and accessory structures needed to be demolished. Pictures of the homes existing condition were provided to the board. The proposed home will fit the neighborhood, size and scale. If unable to save the carriage house, a replica will be constructed in its place.

Chairman Frisbee opened the floor for discussion.

Preston Holloway, 223 W Cherokee Ave came forward against the application. Mr. Preston stated it would be shameful to demolish a home that has been in the neighborhood over 100 years feared if approved it would set a precedent. Homeowners of historic homes should anticipate spending more money to upkeep their property. An inspection of the home prior to purchase would have determined the need for repairs. It is the duty of the residents and Historic Preservation Board to preserve and protect the historic charm of the district.

Chip Shropshire, 39 Cassville Road came forward and stated he has lived in the area for 20 years and felt torn about the application. Mr. Shropshire was pleased with the new home proposal, but also feared a demolition would set a precedent.

Boyd Pettit, 37 Green Street came forward and stated he would love to believe that the home could be restored, but appreciates that the applicant has proposed to build a home that fits the neighborhood. Mr. Pettit thanked the Board for their service.

Becky Champion, 55 Cassville Road came forward against the demolition. She would like to see the home restored. Mrs. Champion thanked the Board for their service.

Calvin Evans, owner of 32 Cassville Road came forward in favor of his application. Mr. Evans stated he does not take lightly of the demolition request as he respects the historic value of the home. His original intent was to restore, but plans have shifted. The proposed home will be very similar to the current home and will keep the historic integrity. Mr. Evans thanked the board and his neighbors.

Chairman Frisbee stated demolition requests are the most difficult to consider and the Board is tasked with a difficult decision. Hardships, and the current condition of the home will be taken into consideration.

Chairman Frisbee opened the floor for the Commission.

Board Member Glover stated he is not thrilled with the demolition request. He would like to see more details of what it would take to restore.

Board Member Pritchett asked Mr. Evans if he has had a second opinion or a cost estimate of the repairs. Mr. Hudson stated he has not provided a cost estimate because it is impossible to predict all the variables that could be uncovered during a restoration.

Board Member Galland stated he walked through the property in the past and confirmed it was in rough shape.

Board Member White stated the once beloved home had lost its integrity over the years after all the additions and became a burden. The proposed home fits and doesn't take away from the historic charm.

The Board discussed that they would handle the application as two requests. The demolition, and whether the proposed home is compatible.

Keith Lovell, City Attorney reminded the Board they have 45 days to take action upon receiving application. The application was accepted November 20, 2020 so it may not be practical to hold another meeting within the 45 days due to the approaching holidays. If they feel as if they do not have enough information, they will need to deny the application and ask for a re-submittal.

Board Member White made a motion to approve the demolition of all structures on the property. Motion was seconded by Board Member Galland. Motion carried. Vote: 4-2. Board Member Carr and Glover opposed.

Mr. Hudson came forward and stated the proposed home will be influenced by the original time period. Not much dirt will be disturbed, as the new home will be in the same location. The current home is 5,700 square foot and the proposed home is 6,200.

Michael Tidwell, 23 Cassville Road came forward and stated it was a beautiful plan but was concerned with the proposed fence around the perimeter. Mr. Hudson said the fence was withdrawn from the original application submittal. The only fence on the property will be around the pool, because it is required.

Becky Champion came forward and asked if there was any language that could be added to the approval that would condition the approval to be site-plan specific.

Board Member Carr made a motion to approve the application as submitted with the condition that there will be no fencing around the perimeter and the approval is site plan specific. Motion carried. Vote:5-1. Board Member Glover opposed.

Mr. Lovell stated the applicant will need to make sure the site plan complies with zoning standards.

4. Staff or Commission Comments


Mrs. Ulmer stated Lillie Read, Downtown Development Director will attend the next Historic Preservation Meeting to discuss an upcoming art project.

Mr. Mannino stated David Hardegree, City Planner is doing exceptionally well for the circumstances and hopes to return to work in January.

5. Adjourn

Chairman Frisbee adjourned the meeting at 7:15 p.m. The next scheduled Historic Preservation meeting is Tuesday, January 19, 2020 at 5:30 PM.

/s/



Greg Frisbee
Chairman



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

*Applicant: Calvin Evans / aka Brandon Bowen
 Project Address: 32 Cassville Rd.
 Mailing Address (if different than project address):
15 S. Public Sq. Cartersville 30120
 Phone: 770 / 387-1373
 Email: bbowen@jswpc.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>23-13</u>
Date Received	<u>3/30/23</u>
Contributing	<u>N: 2023</u>
Zoning	<u>R2-20</u>
Legal Advertisement	<u>4/11/23</u>
Notified Adjacent	_____
HPC Hearing	<u>4/18/23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C002-0016-007</u>

PROJECT INFORMATION

Existing Building Type:

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

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

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 Reconstruction of Accessory Dwelling

Start Date: _____

Anticipated Completion: _____

Contractor/Consultant/Architect: J.B. Hudson

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]

See Attached

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.

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
ELLIOT T. NOLL
C. KIMBERLY PRINE
MARK J. BLOUNT

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

March 30, 2023

VIA HAND DELIVERY

Mr. David Hardegree
City Planner
City of Cartersville

RE: 32 Cassville Road

Dear David,

As you know, the existing carriage house at 32 Cassville failed during the construction work on the property. Mr. Evans wishes to rebuild the structure in the manner shown on the attached drawings. I understand from you that both a certificate of appropriateness and variance is required for that work to be completed. As the plans show, Mr. Evans desires to rebuild the structure in a manner that is both consistent with the traditional use of the property and the historic design elements of the historic district, and we believe it would be both unreasonable and unconstitutional to deny these applications. I am enclosing both an application for HPC certificate of appropriateness and BZA variance application, along with the required fees for application and notice.

Thank you for your assistance.

Very truly yours,

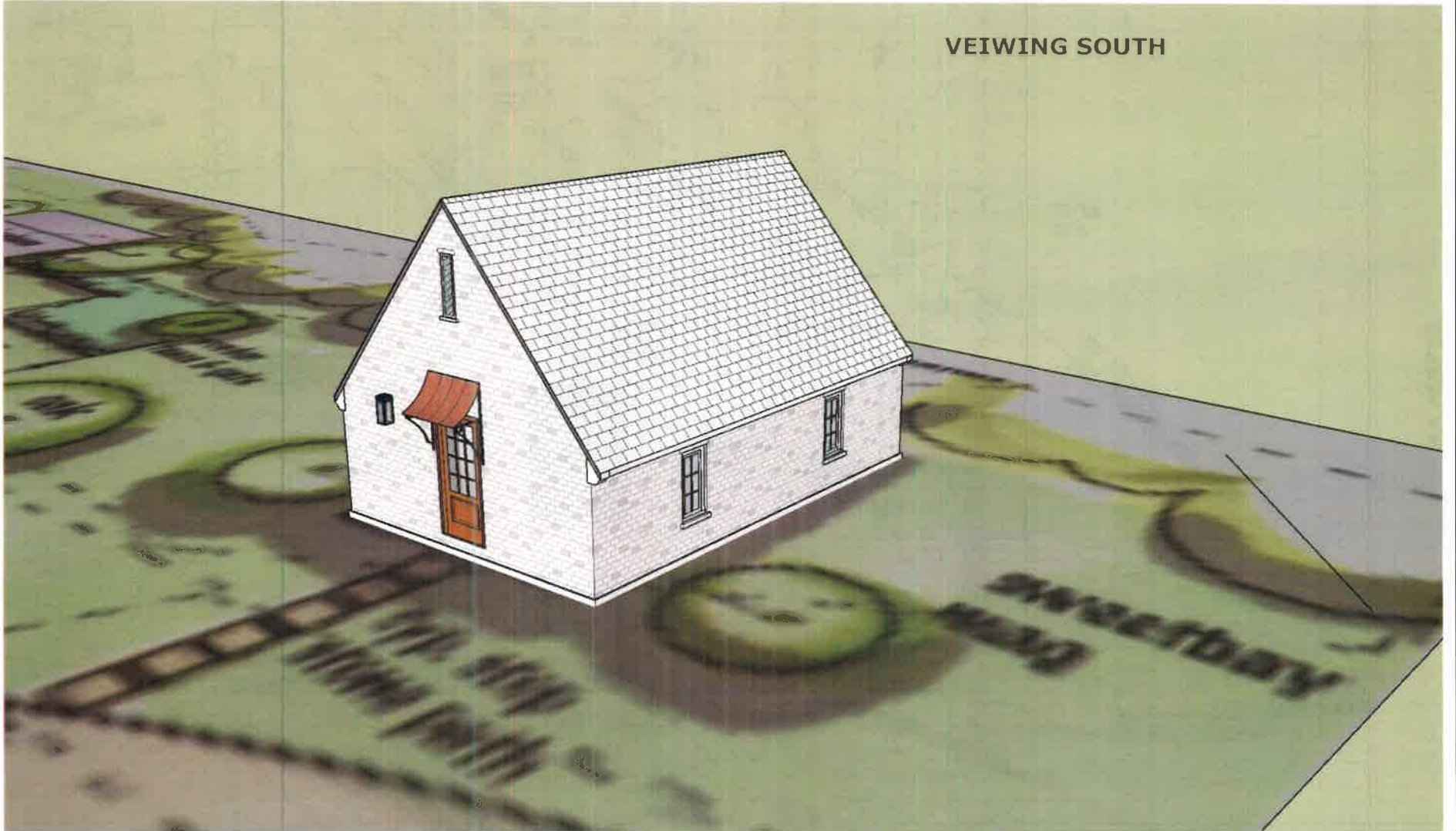
JENKINS, BOWEN & WALKER, P.C.

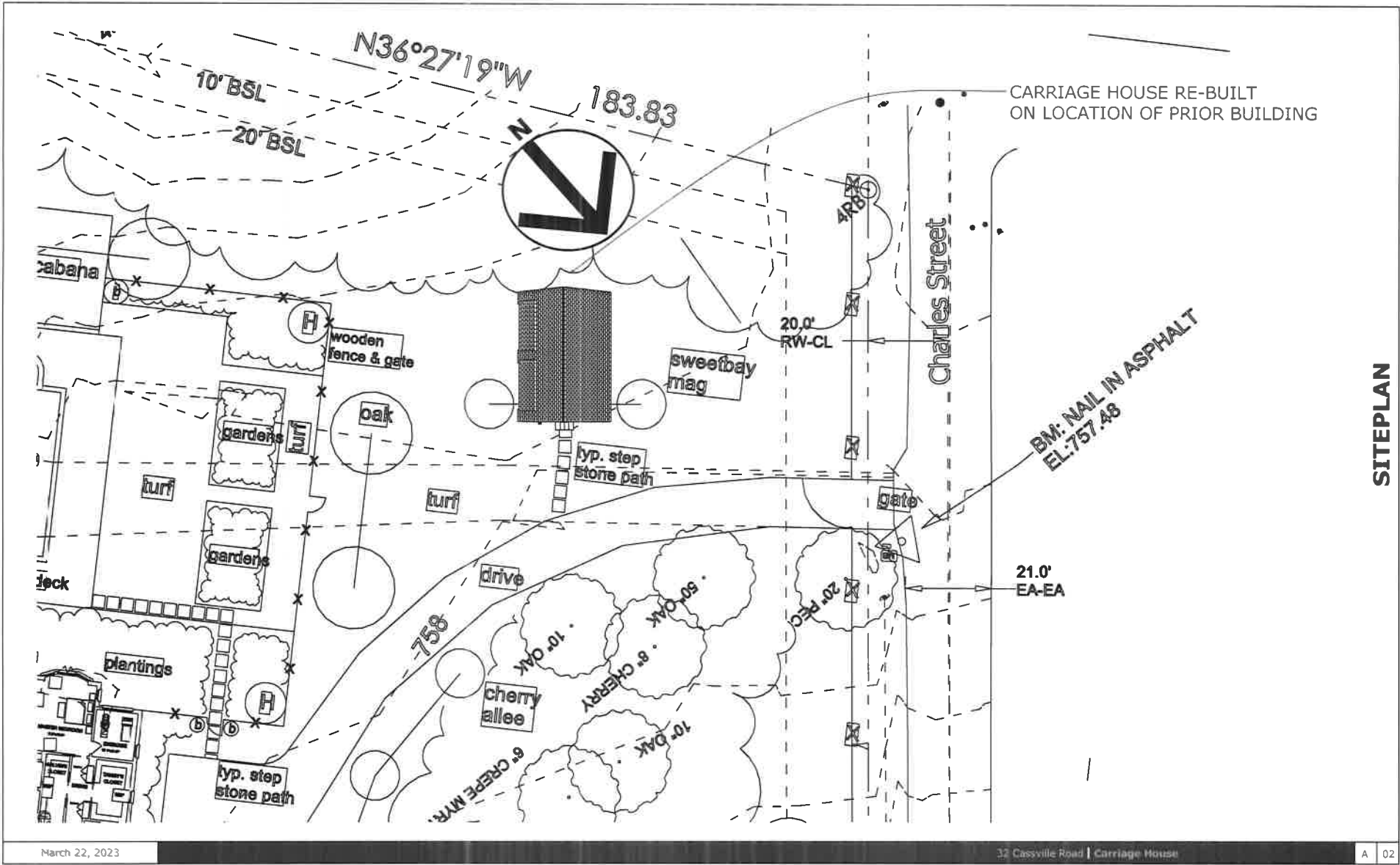


Brandon L. Bowen

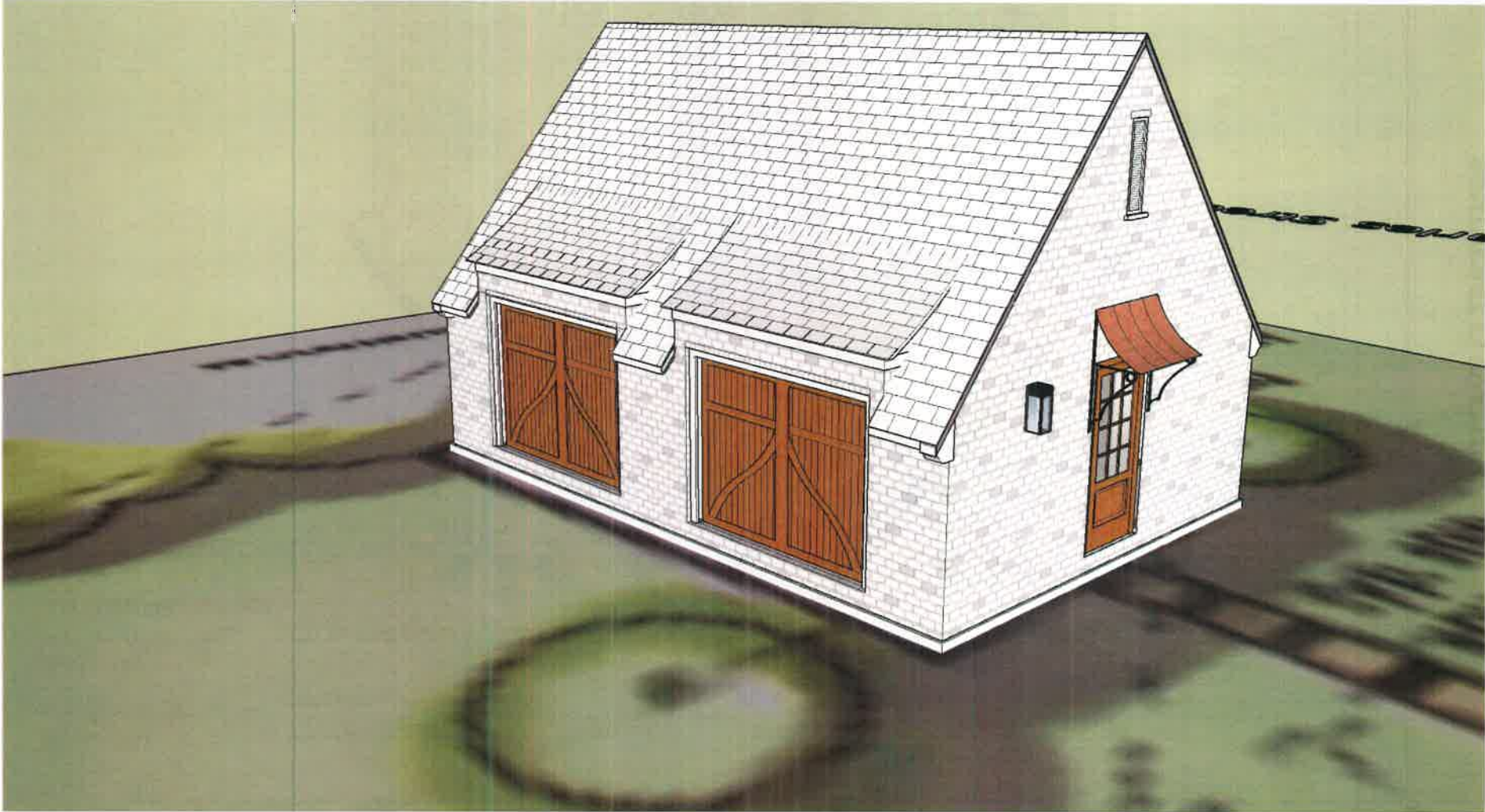
Enclosures

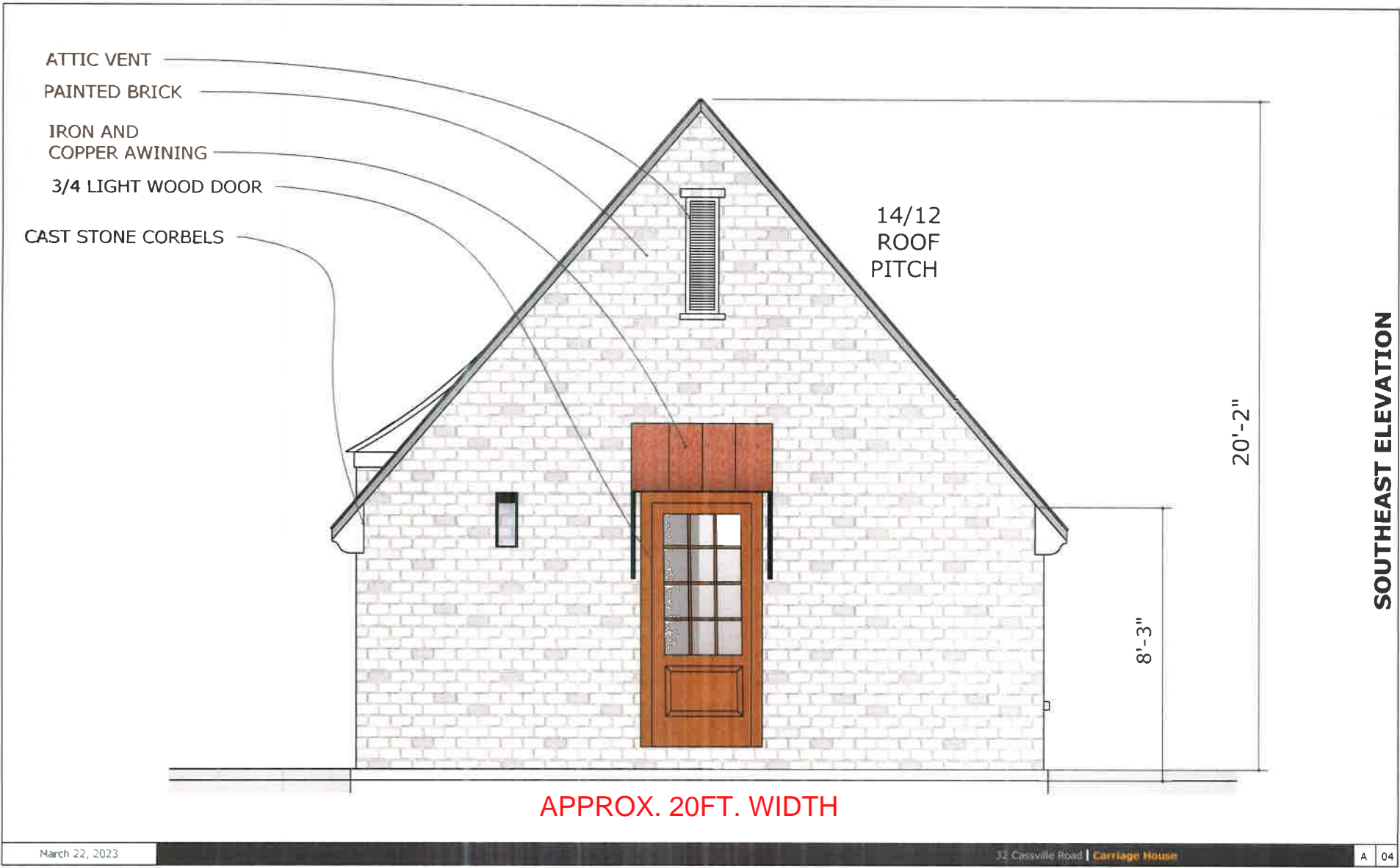
VEIWING SOUTH

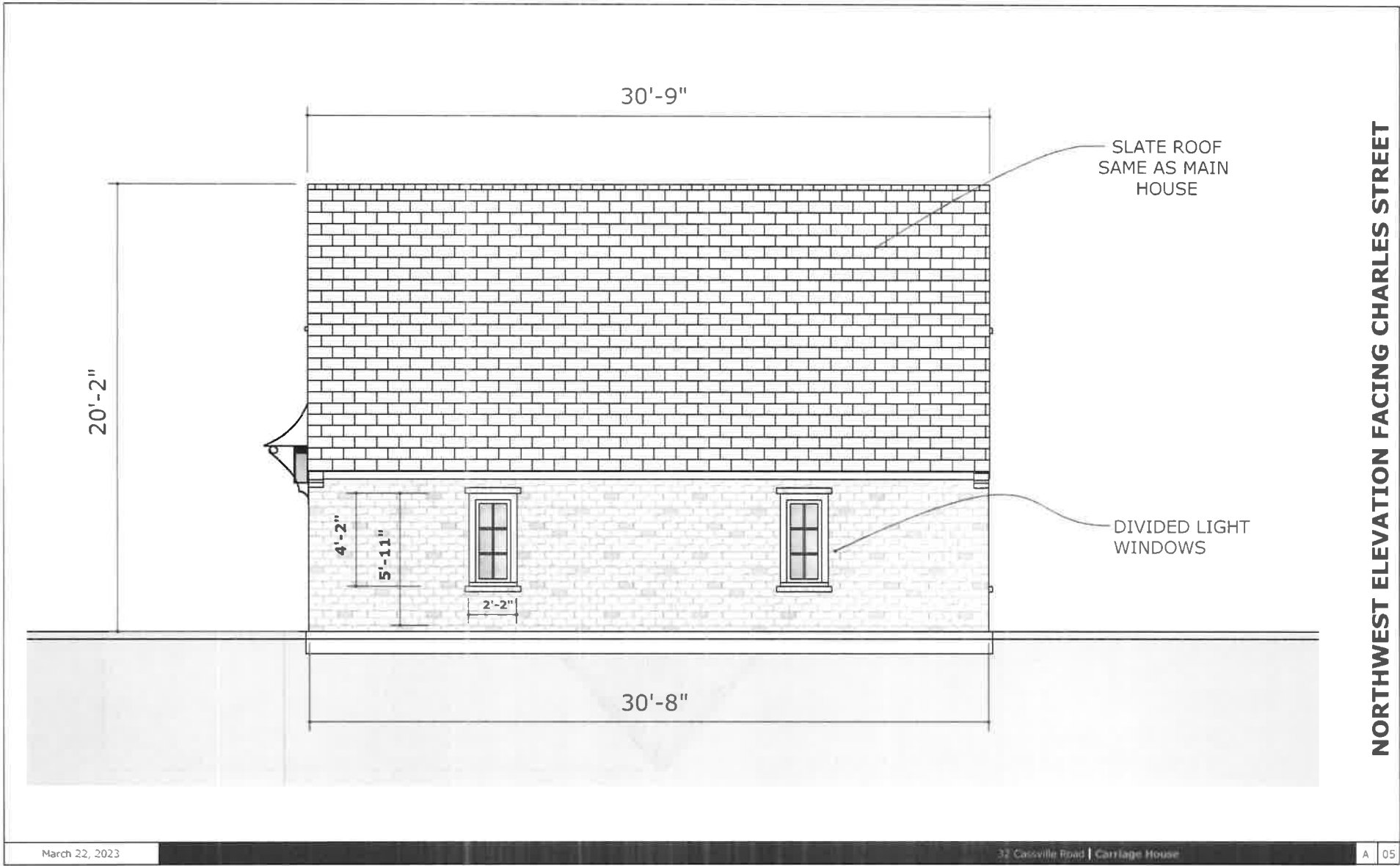


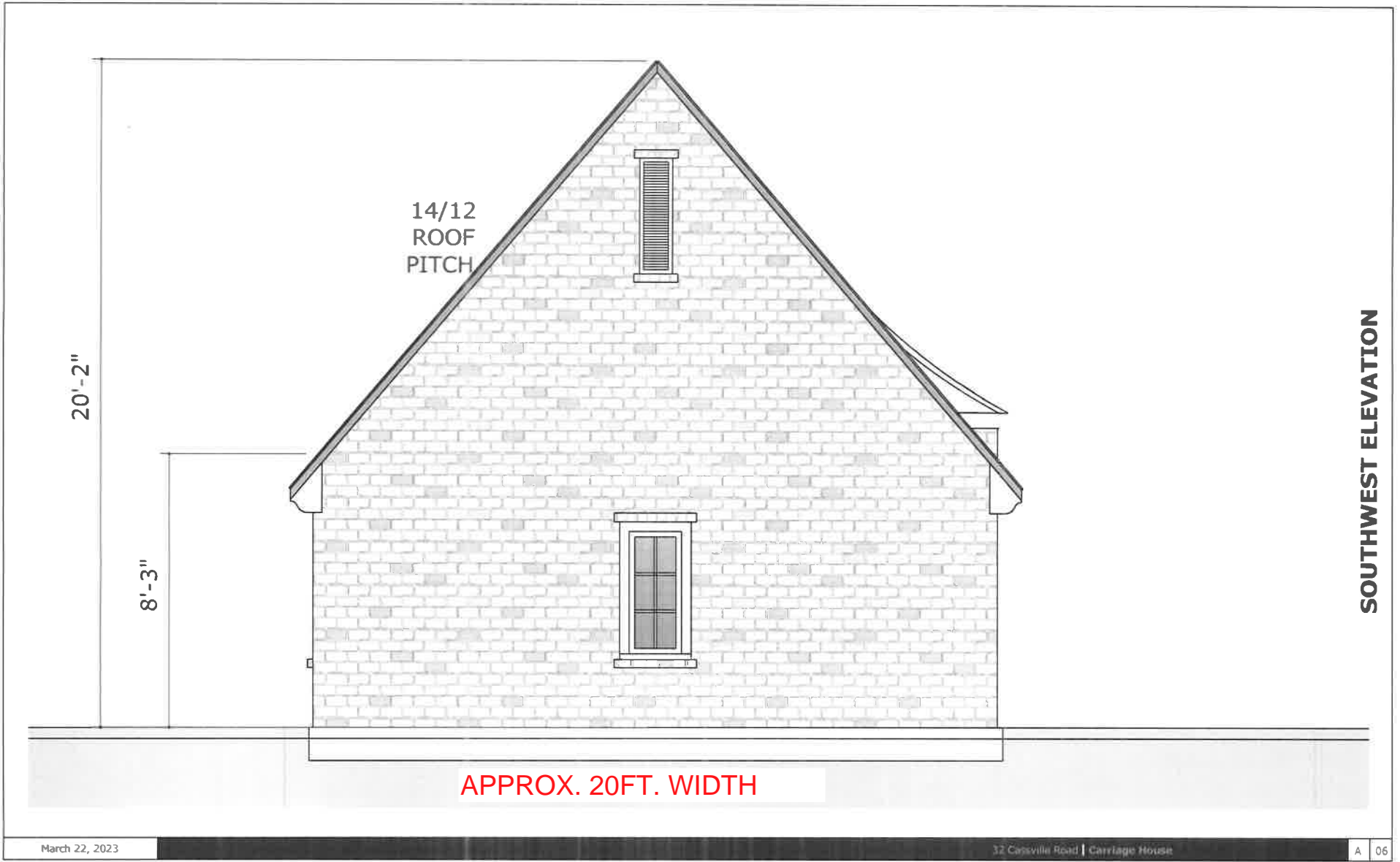


VEIWING WEST









20'-2"



WOOD DOORS
9'X7'

SOUTHEAST ELEVATION

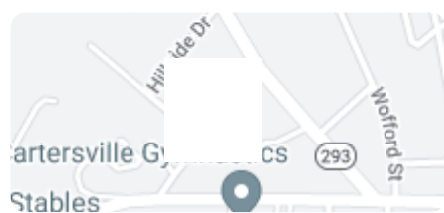


Cartersville, Georgia
Google Street View
Jun 2022 See more dates



Google

Image capture: Jun 2022 © 2023 Google

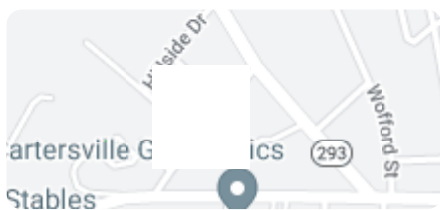




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Google Street View
Jun 2022 See more dates



Image capture: Jun 2022 © 2023 Google





Cartersville, Georgia

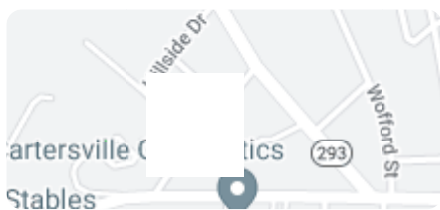
Google Street View

Jun 2022

See more dates



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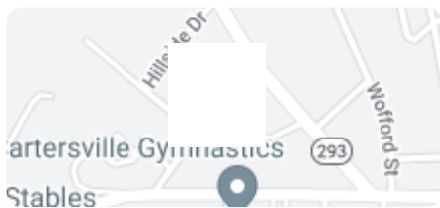




Cartersville, Georgia
Google Street View
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IMAGES TAKEN 4-13-23

