



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 20-04

HPC Meeting: 2-18-2020

Application Information

Address: 308 W. Cherokee Ave.
 Applicant: Matt Womack, Womack Custom Homes.
 Historic District: Cherokee-Cassville
 Zoning: R-20
 Setbacks: Front= 20ft. Rear= 10ft. Side= 20ft.

Project Summary: Replace awning roof, *add awning, replace gutters, and various maintenance tasks.*

Applicable Guidelines to Consider

Residential Design Guidelines		
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>		
<input checked="" type="checkbox"/>	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	
<input checked="" type="checkbox"/>	F. Exterior Walls	PART TWO: New Construction
	G. Driveways, Walkways, and Off-Street Parking	
	H. Lighting	PART THREE: Relocation
	I. Windows and Doors	
<input checked="" type="checkbox"/>	J. Entrances, Porches and Balconies	PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)		
	PART ONE: General Guidelines for Structures Contributing to the District- Sections 14 & 15	
	PART TWO: Guidelines for New Construction –	

The following scope of work is proposed:

New additions:

1. *Add standing seam metal roof with 5” pitch to existing side porch on house;*
2. *Add covered entry above uncovered double doors on house;*

Maintenance:

1. *Replace all siding on west of house;*
2. *Replace all rotten wood features;*
3. *Replace gutters and downspouts with 6” gutters and downspouts;*
4. *Replace front porch decking (T&G wood with PT wood);*
5. *Pressure wash & paint house, shed, arbor & fence*

History of the Property- Bartow County Tax assessor’s records state the structure was built in 1909. GHRs states c. 1900-1920.

COP14-03. Demolish House at 312 W Cherokee Ave. Approved 2-18-14

Analysis of the COP:

The existing roof over the rear entry door is flat. The poor drainage has caused wood rot issues. Raising the height of the porch roof 5” against the house to increase pitch and improve stormwater runoff is a logical solution. Pictures to be provided by applicant.

Adding a covered porch over the double doors will provide a protected landing from the elements. (See picture for desired style). The covered porch would be formed with wood and have a standing seam roof to match item 1.

Neither of these items should have a negative impact to the house.

The maintenance items are appropriate.

The proposed exterior modifications seem appropriate for the home and district.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof (awning)	Unknown	Wood/ Metal
Siding	Wood	Wood
Windows		
Doors		
Exterior Lighting		
Foundation		

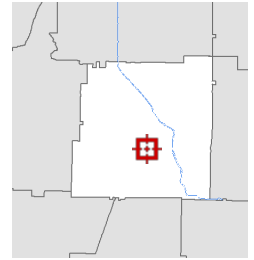
Decking
Steps
Porches
Ornamentation

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**
-  <all other values>
-  Abandoned or Inactive
-  Active
-  Proposed
-  Roads
- Flood Hazard Area**
-  Bartow Regulatory
-  FEMA

Parcel ID	C002-0008-003	Alternate ID	32158	Owner Address	EDWARDS JAMES BRYAN &
Sec/Twp/Rng	n/a	Class	Residential		WHITE JULIA ELIZABETH
Property Address	308 W CHEROKEE AVE	Acreage	0.65		308 WEST CHEROKEE AVE
	Cartersville				CARTERSVILLE GA 30120

District Cartersville
Brief Tax Description LL 484 D 4

(Note: Not to be used on legal documents)

Date created: 2/14/2020
 Last Data Uploaded: 2/13/2020 9:45:04 PM

Developed by 



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

*Applicant: Matt Womack
 Mailing Address: PO Box 3603
Cartersville, GA 30120
 Phone: 678 776 6872

*NOTE: If applicant is not the owner, as listed on the Property Deed, a letter from the owner authorizing the proposed work must be included along with owner's phone number and address.

PROCEDURE

Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

Application Deadlines

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

Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. **Building permits will not be issued without proof of a COP.**

Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

Property Address: 308 W Cherokee Ave
Cartersville, GA 30120

Existing Building Type:

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

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

Exterior repair & paint

Type of Project (Check all that apply):

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other _____

Start Date: 3/1/20

Anticipated Completion: 4/1/20

Contractor/Consultant/Architect: Womack Custom Homes

P
R
O
J
E
C
T

I
N
F
O
R
M
A
T
I
O
N

Office Use Only

Case Number CP20-04
 Date Received 2-11-2020
 Contributing C-9A09
 Zoning R-7
 Legal Advertisement _____
 Notified Adjacent _____
 HPC Hearing 2-18-2020
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C 002 - 0008 - 003

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]

- Replace all siding on west side of building
- Replace all rotten wood on exterior
- Add standing seam metal roof w/ 5" of pitch to existing side porch
- Add small covered entry to uncover double doors
- Replace gutters/downspouts. 6" gutters/round downspouts
- Replace rotten tongue & groove front porch decking w/ new pressure treated tongue & groove decking
- Pressure wash & paint house, shed, arbor & fence

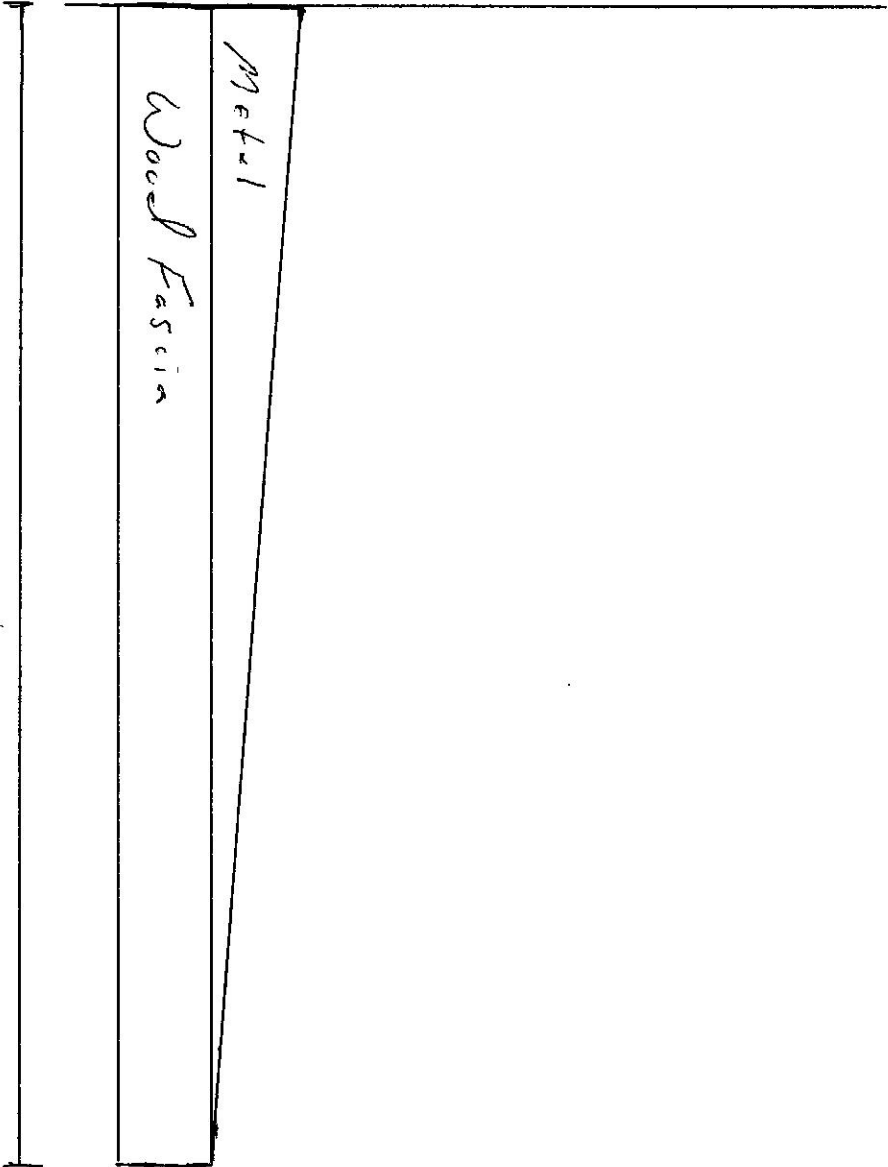
AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

DATE 2/11/20 SIGNATURE [Signature]

House

5'



6'

