



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 22-06 REV-1

HPC Meeting – 7-19-22
3-15-22

Application Information

Address: 566 W Main St.
 Applicant: Tyson B. Smith
 Historic District: Granger Hill
 Zoning: R-20
 Setbacks: Front= 20ft. Rear= 20 Side= 10ft.

Project Summary: Revise footprint for Garage

Applicable Guidelines to Consider

Residential Design Guidelines	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
<input type="checkbox"/> A. Wood	<input type="checkbox"/> K. Utilities and Energy Retrofit
<input type="checkbox"/> B. Masonry	<input type="checkbox"/> L. Accessibility, Health, and Safety Considerations
<input type="checkbox"/> C. Architectural Metals	<input type="checkbox"/> M. Additions to Historic Buildings
<input type="checkbox"/> D. Paint	<input type="checkbox"/> N. Aesthetic Recommendations
<input type="checkbox"/> E. Roofs	
<input type="checkbox"/> F. Exterior Walls	<input checked="" type="checkbox"/> PART TWO: New Construction
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	
<input type="checkbox"/> H. Lighting	<input type="checkbox"/> PART THREE: Relocation
<input type="checkbox"/> I. Windows and Doors	
<input type="checkbox"/> J. Entrances, Porches and Balconies	<input type="checkbox"/> PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)	
<input type="checkbox"/> PART ONE: General Guidelines for Structures Contributing to the District.	
<input type="checkbox"/> PART TWO: Guidelines for New Construction –	

The following scopes of work are proposed:

Detached Garage with Porch (Original items)

1. Add a 40' x 50', 2-bay, detached garage.
2. Add an 18' x 50' covered porch attached to garage (porch option determined by final grades).
3. Add PVC columns for roof support on porch.
4. Roof pitch and asphalt shingles to match house.
5. Add cedar shake for siding on gabled ends.
6. Board and Batten siding to match house, 2nd story.
7. Add brick water table around garage.
8. Add handrails on porch as needed for safety and determined by final grade.
9. Add/ modify retaining walls as needed for access and for final grade.

REV 1- Extend 10ft x 20ft section of garage towards house to add architectural interest and to resolve grade changes.

History of the Property-

There is no GHRS for this property. The tax assessor shows the property constructed c. 1984. The property is non-historic, non-contributing.

No COPs on file.

Analysis of the COP:

The detached garage was approved at the March 15th HPC meeting. The grade challenges were mentioned by the applicant. This revision is to address some of the grade changes and to add architectural interest to the structure.

Commissioners Work Sheet

Materials:

- Roof
- Siding
- Windows
- Doors
- Exterior Lighting
- Foundation
- Decking
- Steps
- Porches
- Ornamentation

Existing Materials

Materials to be Used

- Asphalt shingle
- Brick/Board&Batten/Cedar Shake
- Wood or Metal

Hardscaping

Walkway:

Drives:

Fencing:

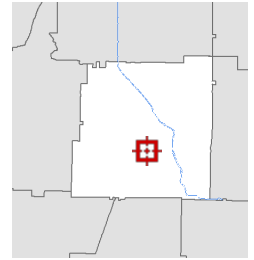
Lighting:

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



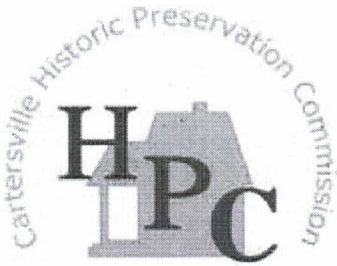
Legend

-  Parcels
-  Roads

Parcel ID	C014-0010-015	Alternate ID	33695	Owner Address	SMITH TYSON & KIMBERLY
Sec/Twp/Rng	n/a	Class	Residential		566 W MAIN ST
Property Address	566 W MAIN ST	Acreage	0.87		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 486 D 4 LOT 4 - 6				
	(Note: Not to be used on legal documents)				

Date created: 7/15/2022
 Last Data Uploaded: 7/14/2022 9:56:16 PM

Developed by  **Schneider**
 GEOSPATIAL



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

*Applicant: Tyson Smith

Project Address: 566 W MAIN ST

Mailing Address (if different than project address):

Phone: 770-778-4347

Email: Tysonsmith@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.

Office Use Only

Case Number COP22-06 REV1
 Date Received 7-11-22
 Contributing NC
 Zoning _____
 Legal Advertisement _____
 Notified Adjacent _____
 HPC Hearing _____
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel _____

P
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T

Existing Building Type:

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

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

Adding A Garage

I
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A
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I
O
N

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: 7-25-22

Anticipated Completion: 10-25-22

Contractor/Consultant/Architect: Self Tyson Smith

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 7/11/22 Signature Tyson Smith

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

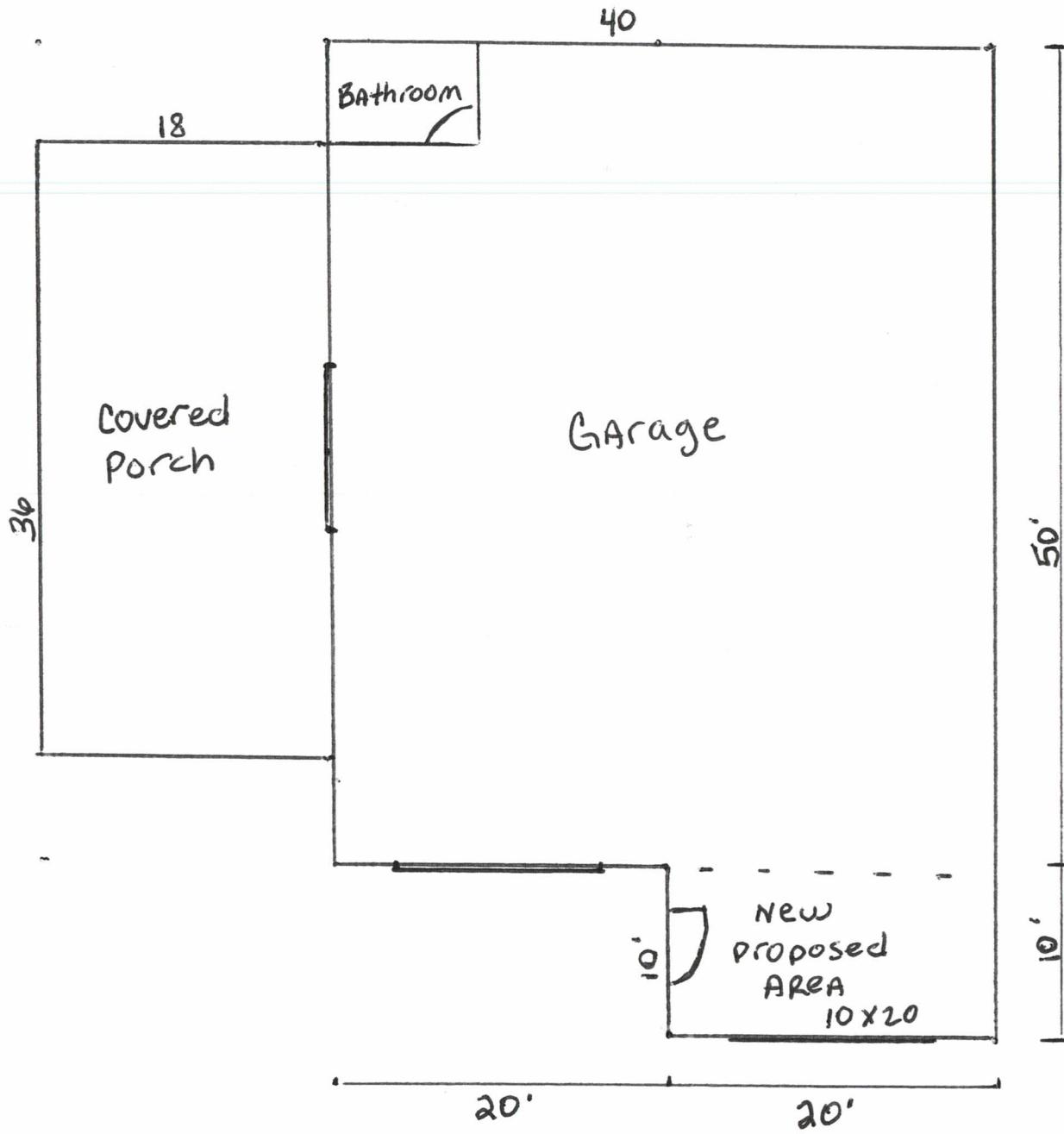
PROJECT DESCRIPTION

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]

We want to change the front elevation of the garage. The right side of the garage will be increased in size by 10 ft. The increase will happen on the front of the garage.

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 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.



PVC COLUMNS
6/12 Roof Pitch

Pitched Roof

SHINGLE ROOF

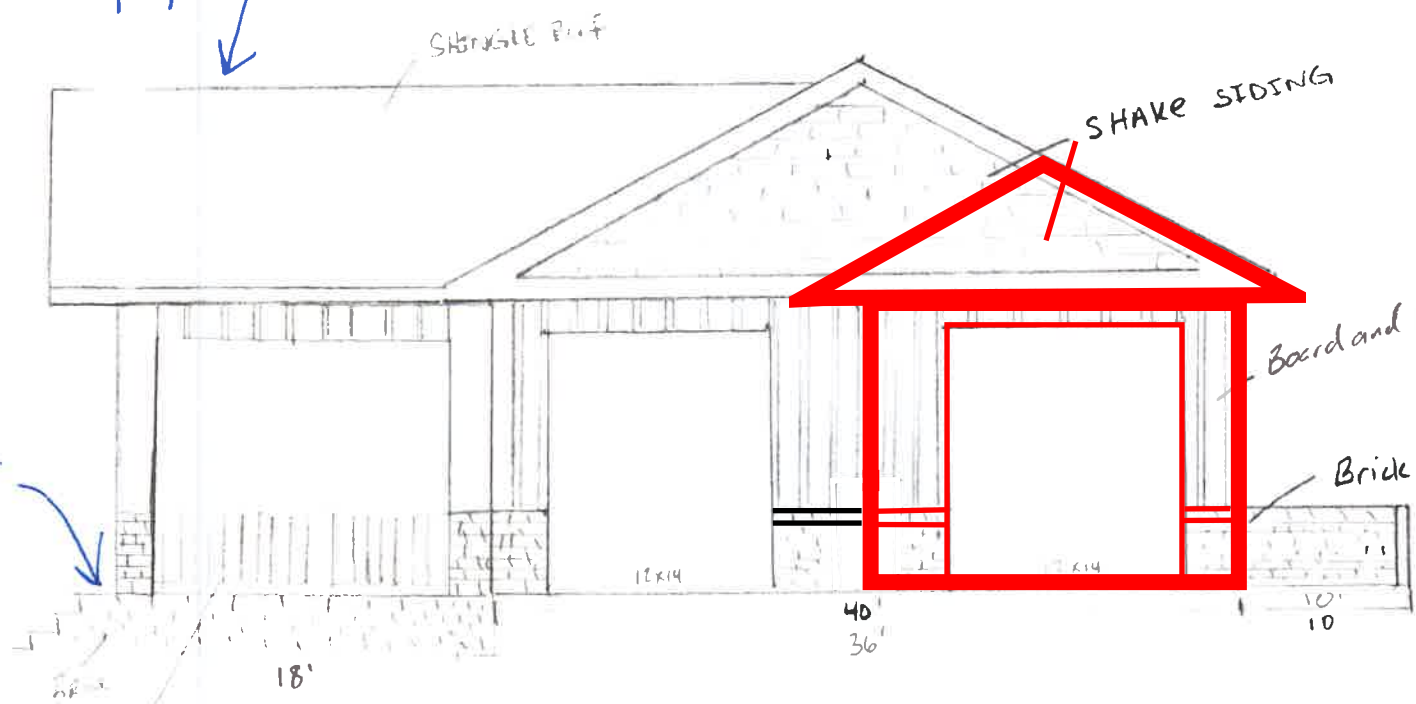
SHAKE SIDING

Board and Batten SIDING

Bride

GRADE CHANGE

BLACK ALUMINUM RAILS

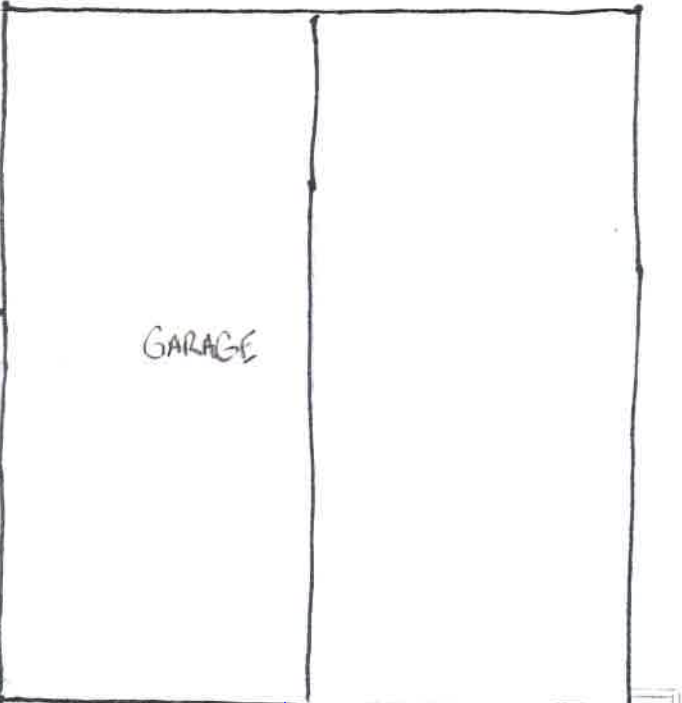
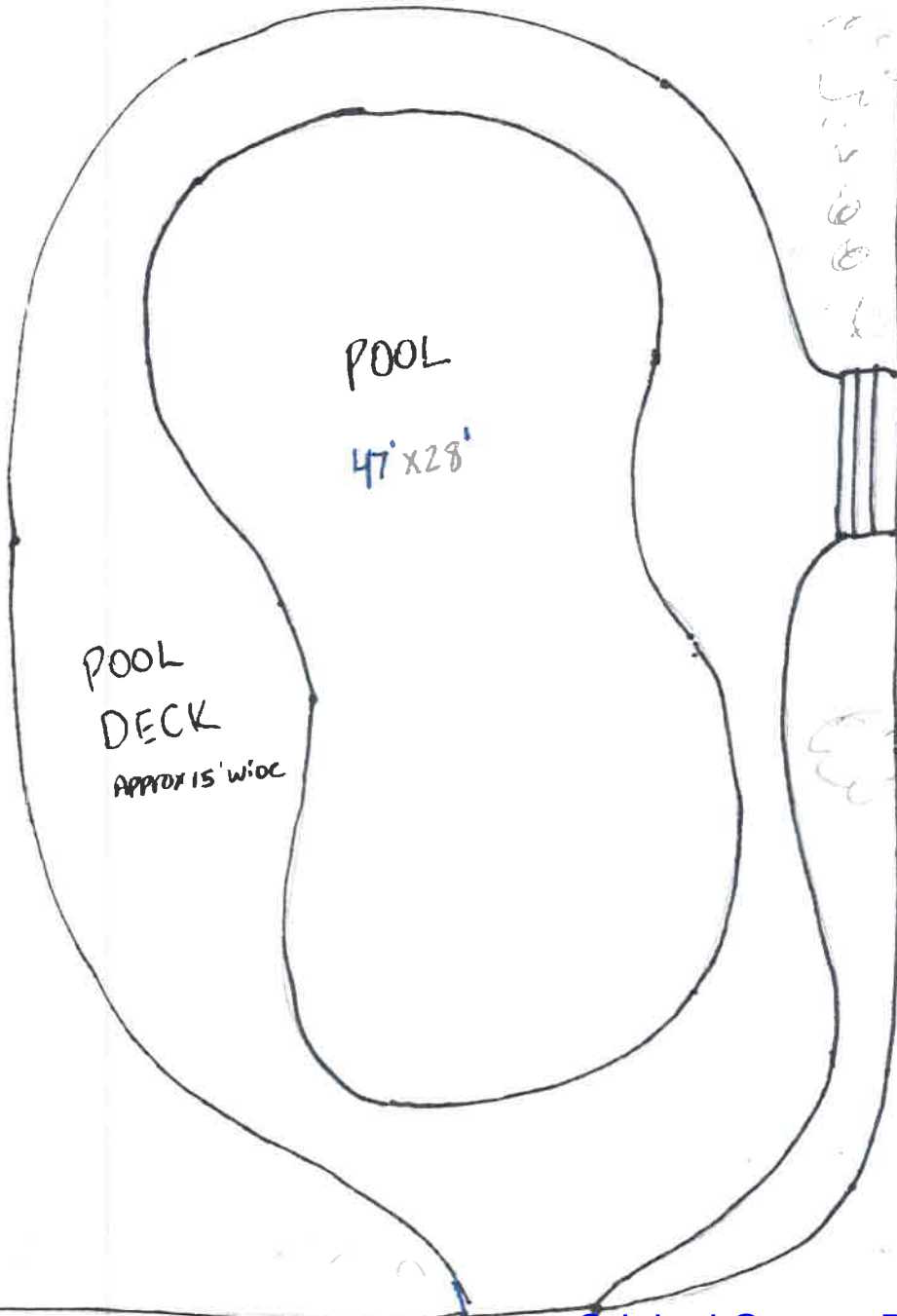


NEW GARAGE
OPTION B

Existing Building
12x12

LANDSCAPING BUFFER

TURF GRASS

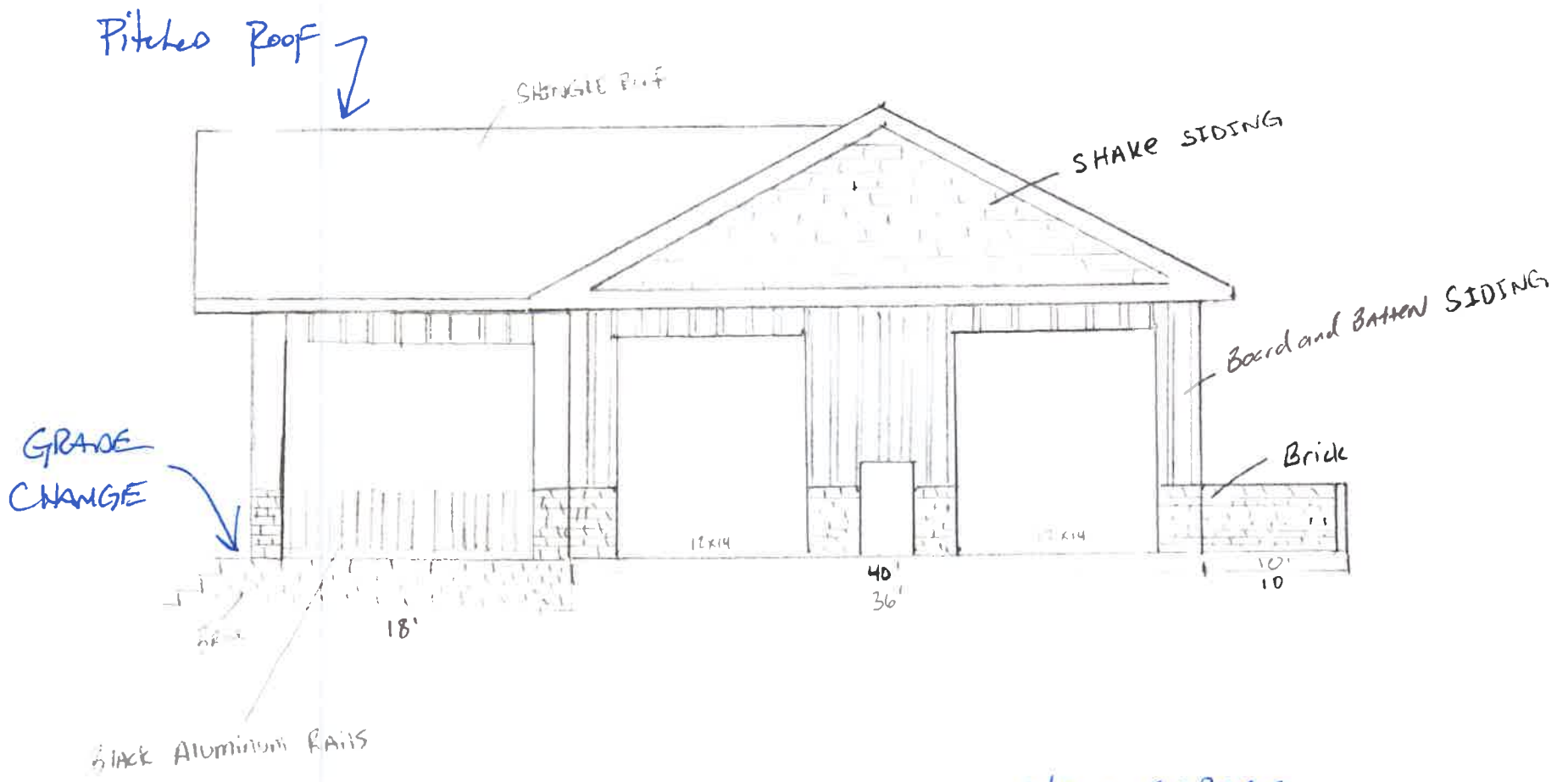


DRIVEWAY

Original Garage Plan- Flat front



PVC COLUMNS
6/12 Roof Pitch



NEW GARAGE
OPTION B
Original Garage Plan- Flat front