



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP22-15

**HPC Meeting – 7.19.2022**

**Application Information**

Address: 315 West Ave  
 Applicant: Joe and Cathy Bartlett  
 Historic District: Olde Town  
 Zoning: R7  
 Setbacks: Front= 20ft. Rear= 20ft. Side= 8ft.

**Brief Description:** Restore front porch to original configuration. Replace front walkway and improve drainage.

**Applicable Guidelines to Consider**

<b>Residential Design Guidelines</b>		
<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	PART TWO: New Construction
X	G. Driveways, Walkways, and Off-Street Parking	
	H. Lighting	PART THREE: Relocation
	I. Windows and Doors	
X	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. Remove screened porch elements;
2. Replace rotted wood columns on brick bases;
3. Repair wood windows on side of house. Requires removal.
4. Replace front walkway.

**History of the Property-** Bartow County Tax assessor’s records state the house was built in 1925. GHRS provides a date range of 1910-1929.

Previous COP on file:

COP20-08. Add bedroom, bathroom, and porch additions to rear of house. Approved: 3/17/2020.

**Analysis of the COP:**

The house is historic, contributing.

Type: Side-gabled Bungalow. Style: Craftsman.

The front porch is currently a screened porch. The applicants propose removing the screened porch elements and restoring the porch to its’ original open style. The brick column bases will remain. The tapered wood, roof supports will be replaced due to rot. The tapered posts are appropriate for the craftsman style. No handrail is proposed around the perimeter of the porch.

The front walkway is proposed to be replaced at an appropriate grade to improve drainage. The roots of the adjacent tree are lifting the sidewalk creating the problem.

The wood framed windows on the side of the house will be removed, repaired and reinstalled. Finally, an example of preservation.

**Commissioners Work Sheet**

**Materials:**

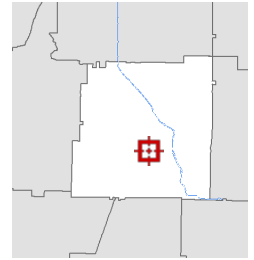
	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof		
Siding		
Windows		
Doors		
Exterior Lighting		
Foundation		
Decking		
Steps		
Porches	Brick, wood	Wood column replacement
Ornamentation		

**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

Parcel ID	C016-0005-008	Alternate ID	33975	Owner Address	PELHANK KYLE
Sec/Twp/Rng	n/a	Class	Residential		OBRECHT KATHLEEN W
Property Address	315 WEST AVE	Acreeage	0.24		315 WEST AVENUE
					CARTERSVILLE, GA 30120

District                      Cartersville  
 Brief Tax Description      LL 526 LD 4  
(Note: Not to be used on legal documents)

Date created: 7/14/2022  
 Last Data Uploaded: 7/13/2022 10:00:04 PM

Developed by **Schneider**  
 GEOSPATIAL



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

\*Applicant: JOE & CANNY BARTLETT

Project Address: 315 WEST AVE.

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

Phone: 404-694-0550

Email: JEFFREY@JEFFREY-C. 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.

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**Existing Building Type:**

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

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

FRONT PORCH ALTERATION

**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: 7-20-2022

Anticipated Completion: 7-24-2022

Contractor/Consultant/Architect: JEFFREY C. BELLSouth, LLC.

Office Use Only	
Case Number	<u>COP 22-15</u>
Date Received	<u>6-17-22</u>
Contributing	<u>Y. C1925</u>
Zoning	<u>R-7</u>
Legal Advertisement	_____
Notified Adjacent	<u>7/12/22</u>
HPC Hearing	<u>7/19/22</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>CO16-0005 008</u>

**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 6-17-2022 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]

- RENOVATE FRONT PORCH  
- REPAIR AND REINSTALL SIDE WINDOWS  
7/5/22: RePitch <sup>concrete</sup> ~~sidewalk~~ <sup>sidewalk</sup> FROM  
sidewalk to front porch.

## 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.



EXISTING RESIDENCE



ADJACENT PROPERTIES



Images taken 7-12-22





