



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP23-12

**HPC Meeting – 3-21-23**

**Application Information**

Address: 23 Cassville Road  
 Applicant: Michael Tidwell  
 Historic District: Cherokee-Cassville Historic District  
 Zoning: R-20  
 Setbacks: Front= 20, Side= 10

**Brief Description:** Construct a retaining wall along Cassville Rd and a fence and driveway entrance along Milam St.

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

<b>Residential Design Guidelines</b>	
<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 checked="" type="checkbox"/> M. Aesthetic Recommendations
<input type="checkbox"/> D. Paint	
<input type="checkbox"/> E. Roofs	PART TWO: Additions and New Building Construction
<input type="checkbox"/> F. Exterior Walls	
<input checked="" type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	
<input type="checkbox"/> H. Lighting	PART THREE: Relocation of Structures
<input type="checkbox"/> I. Windows and Doors	
<input type="checkbox"/> 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	

## Task List

### **Cassville Rd:**

1. Construct approx. 81ft. of concrete retaining wall, 12" in width. Height varies from approx. 2ft. (near Milam St) to approx. 4ft. (near driveway entrance).
2. Add concrete wall cap.
3. Add two (2) 30in. x 30in. concrete columns as anchor points.
4. Add one (1) 30in. x 30in. concrete column to left side of driveway.
5. Add sliding (automatic) gate at driveway location. Gate style to be determined.

### **Milam St (driveway entrance area):**

1. Remove approx. 84ft of existing chain link fence.
2. Add approx. 102ft of 4-rail fence with wire backing, 4ft in height.
3. Add approx. six (6) masonry columns, approx. 2ft x 2ft x 6ft, as major anchor points.
4. Add sliding (automatic) gate to fence at driveway location. Gate style to be determined.
5. Add driveway connection to Milam St.

**History of the Property-** Bartow County Tax assessor's records state the building was built in 1890. GHRS states construction occurred 1875-1915.

### **Previous COPs on file:**

No previous COPs on file

### **Analysis of the COP:**

The house is Historic, Contributing. Style: High Style. Type: Rear-gabled Ell

#### Cassville Rd:

The applicant proposes to add a new concrete retaining wall along Cassville Rd. It will be setback from the ROW so as to align with the retaining wall at 15 Cassville Rd. A concrete column will anchor this wall at either end. The wall will turn north and parallel the driveway to the existing walkway leading to the house.

The existing steps at the sidewalk along Cassville Rd will remain.

A new gate is proposed for the existing driveway. The gate should be located approx. 20ft. from the edge of pavement to leave adequate room for one (1) car to wait in the driveway for the gate to open/close. Gate style is to be determined. See examples provided.

#### Milam Rd (driveway entrance area):

The applicant also proposes to improve the private-use driveway located at the midpoint of Milam St. There is an existing chain link fence that runs the length of Milam from the southern end of the house to Wofford St and along Wofford St.

The long-term plans are to replace the chain link fence entirely. For the purpose of this application, the focus will be on the private-driveway entrance.

Per a phone call with the applicant, the proposed fence is a 4 rail fence with wire backing like the fence installed at the Milam St. driveway for 15 Cassville Rd. See example provided.

The gate should be located approx. 20ft. from the edge of pavement to leave adequate room for one (1) car to wait in the driveway for the gate to open/close. Gate style is to be determined. Existing oak trees may interfere with length of driveway apron.

The proposed fence and wall types, dimensions and locations are compliant with the zoning ordinance per Sec. 4.16.

HPC review guidelines are limited to Sec. 9.25-55, Part 1, Sec. G and M:

**G. Driveways, walkways and off-street parking:**

*1. During rehabilitation and/or repair which requires a Certificate of Preservation the following standards shall be observed:*

*a. Driveways, walkways and off-street parking should be gravel, brick, concrete, or paved with appropriate textured asphalt.*

*b. Care should be taken not to injure nearby trees by intruding on the root areas.*

*c. Design new driveways, walkways to be compatible in location, spacing, configuration, and dimension with existing walkways and driveways that contribute to the overall historic character of the district.*

*d. One shall not locate new parking areas where they are visible from the street, or to significantly alter the proportion of built area to yard area.*

*e. One shall not locate parking where it will obstruct the principal structure.*

**M. Aesthetic recommendations:**

*1. Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.*

*2. 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 lines of trees.*

*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.*

All other new structural elements introduced on the site plan may require HPC review and approval at a future date, i.e. pool cabana.

**Misc. Notes:**

- \* A min. 5ft. concrete apron should be installed where the driveway meets Milam St. if gravel is used for the driveway.
- \* The proposed stone curbing from the driveway to and along Milam St. must be approved by Public Works. Will the curbing affect stormwater flow on Milam St?
- \* All proposed plantings on the Public ROW, other than sod, must be approved by Public Works.
- \* All new fence installations must be installed at or behind the property line. The 2019 property survey shows a portion of the existing chain link fence installed on the public ROW.

**Commissioners Work Sheet**

**Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Fence	Chain Link	Wood/ wire backing
Retaining Wall	---	Concrete
Gates	---	Wood or Metal

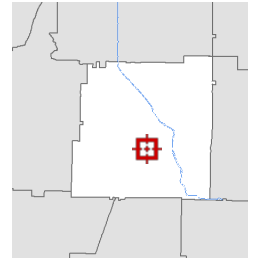
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**Notes:**

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.



**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	C002-0017-007	<b>Alternate ID</b>	32259	<b>Owner Address</b>	TIDWELL MICHAEL L & JUSTINE W
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		23 CASSVILLE ROAD
<b>Property Address</b>	23 CASSVILLE RD	<b>Acreage</b>	2.4		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 453 LD 4				

(Note: Not to be used on legal documents)

Date created: 3/15/2023  
Last Data Uploaded: 3/14/2023 10:46:03 PM


Developed by  **Schneider**  
GEOSPATIAL

Sec. 4.16. - Fences and walls.

A. In all zoning districts:

1. No fence or wall shall constitute an obstruction to the vision for or create a hazard to vehicular traffic.
2. No fence or wall, including retaining walls, shall be constructed of exposed concrete block, tires, junk or other discarded materials.
3. The fencing standards as stated in this section shall not apply to fencing for detention ponds.
4. The wall standards as stated in this section shall not apply to retaining walls approved by the plan review process for planned developments.

B. In all residential and commercial zoning districts:

1. Any fence or wall which extends into the front yard shall be ornamental or decorative, and shall not be opaque. Any such fence or wall may be constructed of brick, stone, wood, wrought iron, split rail, or other decorative material as approved by the zoning administrator.
2. Fences and walls shall not exceed four (4) feet in height in a front yard and shall not exceed eight (8) feet in height in a side or rear yard.
3. Chain-link fencing material may be used in the front yard with prior approval of a variance by the board of zoning appeals. No variance is required if chain link fencing material is used in a side or rear yard.
4.  For a corner lot or double frontage lot, a screening or opaque fence may be installed to the rear of the principal structure at a maximum of eight (8) feet in height provided that the fence shall be located behind the required front yard setback and shall not be located adjacent to or abutting a collector or arterial street.
5. Razor wire (ribbon) shall be prohibited.

C. In all industrial zoning districts:

1. Fences or walls shall not exceed (8) feet in height in front, side and rear yards.

(Ord. No. 20-21, § 1, 4-1-2021)





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

\*Applicant: Michael & Justine Tidwell

Project Address: 23 Cassville Road

Mailing Address (if different than project address):

Phone:(404) 379-8922

Email: michael@bartowprecast.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>COP23-12</u>
Date Received	<u>3-2-23</u>
Contributing	<u>Y. c1890</u>
Zoning	<u>R-20</u>
Legal Advertisement	<u>3-14-23</u>
Notified Adjacent	_____
HPC Hearing	<u>3-21-23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C002-0017-007</u>

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Existing Building Type:

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

Start Date: T.B.D.

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

Contractor/Consultant/Architect: Brad McGill  
McGill Flemming Landscapes

## 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]

Issue: Residential drive is often confused for Milam Street, causing traffic to enter residence at a high speed before turning around in parking area.

Proposed:

(1) Addition of retainer wall to front of home along Cassville Rd to extend from driveway entrance to Milam St. Wall to be poured concrete and aged to match existing stairs located at the front and side of residence. Wall to be set back approximately 30" to align with wall located at 15 Cassville Rd (Wallace Residence.)

A picket style gate is proposed at the entry driveway, setback half way between column at corner of retainer wall and existing stairs at side of residence. Beyond the gate a pea gravel parking court will be located to the left of existing drive and across from existing concrete stairs.

(2) Replace portion of chain link fence on Milam St. with wood fence and wood gate to allow garage access from Milam St.

Addition of apron at entry to be paver, crushed stone or possibly concrete.

## 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.



7215912100  
PARTICIPANT ID

BK:2019 PG:58-58

P2019000058

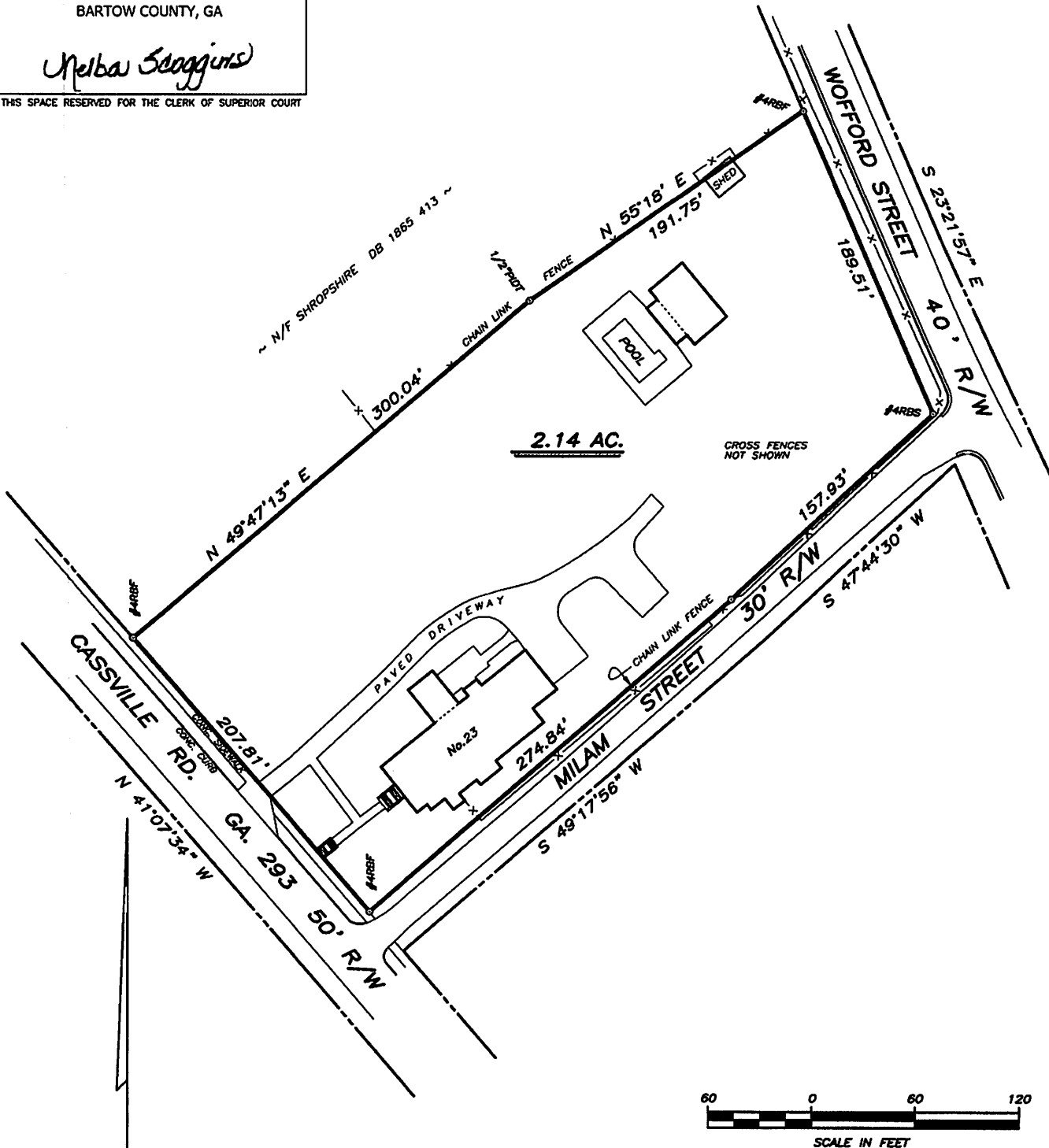
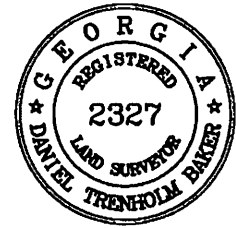
FILED IN OFFICE  
CLERK OF COURT  
02/28/2019 08:58 AM  
MELBA SCOGGINS, CLERK  
SUPERIOR COURT  
BARTOW COUNTY, GA

*Melba Scoggins*

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created that parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned Land Surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-17.

*Daniel Baker*  
Georgia Land Surveyor Registration No. 2327  
2019-02-27  
Date



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/18,176 ; ANGULAR PRECISION: 12" +/- . THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE . LINEAR PRECISION OF THIS PLAT: 1/76,433 . MATTERS OF TITLE ARE EXCEPTED.

DATE	: 02-27-19
SCALE	: 1"=60'
DRAWN BY	: DTB
CHECKED BY	: DTB
019\tdidwell\tdidwell	

**DANIEL BAKER, PC**  
**LAND SURVEYORS**

BOUNDARY RETRACEMENT SURVEY FOR:  
**MICHAEL L. TIDWELL**  
**JUSTINE W. TIDWELL**  
LOT #  
LOCATED IN L.L. 453

MAGNETIC NORTH





23 Cassville Road  
Current





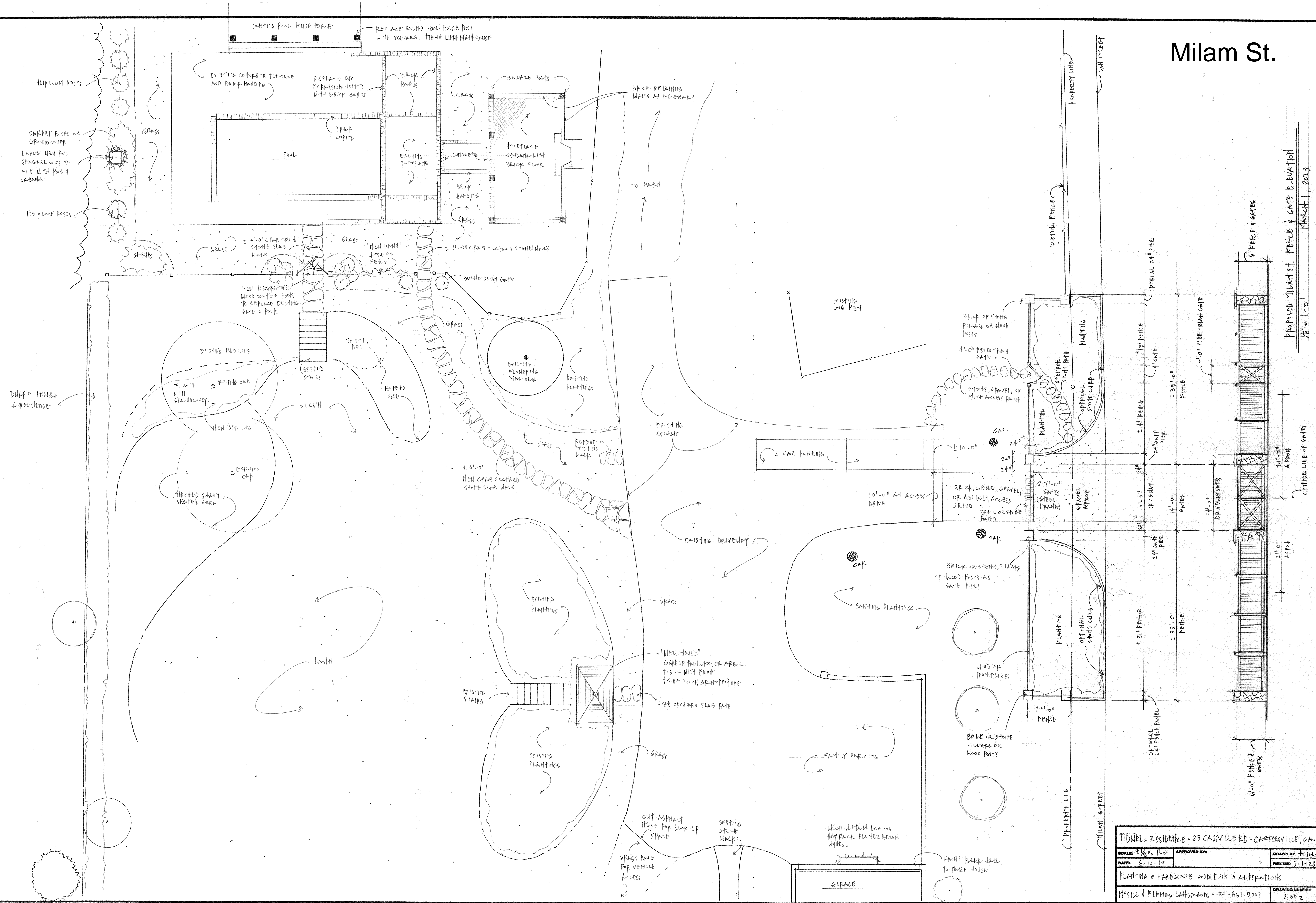
23 Cassville Road  
Proposed retainer wall



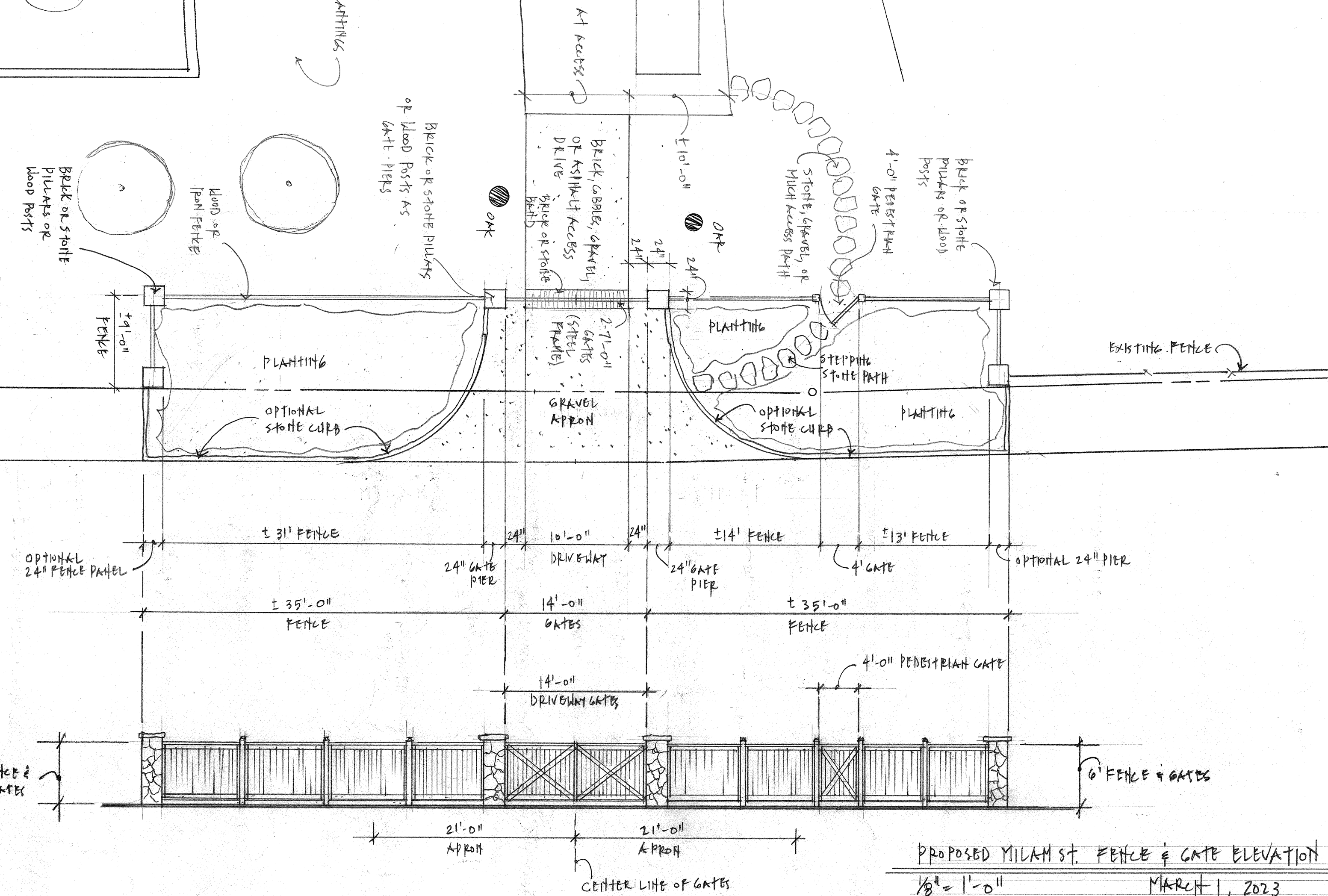
To be curved per  
plans



# Milam St.



TIDWELL RESIDENCE - 23 CASSVILLE RD - CARTERSVILLE, GA.	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: 6-10-19	DRAWN BY: M. GILL
PLANTING & HARDSCAPE ADDITIONS & ALTERATIONS	
M. GILL & FLEMING LANDSCAPES - 404 - 867.5003	REVIS 3-1-23
DRAWING NUMBER	
2 OF 2	



PROPOSED MILAM ST. FENCE & GATE ELEVATION  
 1/8" = 1'-0"  
 MARCH 1, 2023



View of 23 Cassville, opposite 15 Cassville (Wallace) entrance on Milam





Milam Street View





## Potential Gate Designs

