



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 23-08

HPC Meeting – 3/21/23

Application Information

Address: 420 W. Main St.
 Applicant: Renee O’Harran
 Historic District: West End
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Brief Description: Replace existing concrete retaining wall with a new Keystone architectural block retaining wall along W. Main St.

Applicable Guidelines to Consider- Sec. 9.25-54. West End 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	X M. Aesthetic Recommendations
D. Paint	
E. Roofs	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	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 Tasks:

1. Remove existing concrete retaining wall along W. Main St, approx. length: 118ft.
2. Add new retaining wall along W. Main St.- architectural concrete block. Approx. length: 118ft. Max. height anticipated is 3ft. on the eastern side of the property.

Staff Comments:

History of the Property- The structure was constructed c.1936 according to the Bartow County Tax Assessor. GHRS shows date as c1900-1909.

No COPs on file.

Analysis of the COP:

The owner wishes to remove the deteriorated cast-in-place concrete retaining wall in the front yard along W. Main St. Approx. 118ft in length is planned for replacement.

The new wall will be an architectural, concrete block wall by Keystone. Approx. length is 118ft. The new wall will be setback from the property line 1-2ft and a min. 6ft. from back-of-curb. The new wall cannot be any closer to the back-of-curb than the existing wall.

New wall type – Keystone Compact III. Dims: w: 12in. L: 18in. H: 8in.

Call “811” for a utility locate before replacing wall. Allow up to 10 days for utilities to be located.

HPC review guidelines are limited to Sec. 9.25-54, Part 1, Sec. M:

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.*

The proposed retaining wall type, dimensions and location are compliant with the zoning ordinance per Sec. 4.16.

Commissioners Work Sheet
Materials:

Hardscaping

Retaining Wall: Concrete Concrete/Arch. block

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.

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.

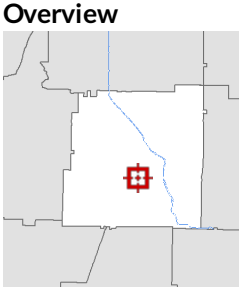
(Ord. No. 20-21, § 1, 4-1-2021)

420 W Main St Utilities

Yellow- 2" Natural Gas line (W Main St)
Orange- OH Fiber
Red/ Pink/ Gray- OH Electric
Green- Sewer
Blue- Water Line

Call "811" for utility locate before replacing wall.





Legend
 Parcels
 Roads

Parcel ID	C002-0006-005	Alternate ID	32131	Owner Address	O'HARRAN CURTIS MICHAEL
Sec/Twp/Rng	n/a	Class	Residential		O'HARRAN RENEE KATHLEEN
Property Address	420 W MAIN ST	Acreage	1.04		420 MAIN ST
					CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL484 LD4				
	(Note: Not to be used on legal documents)				

Date created: 3/14/2023
 Last Data Uploaded: 3/13/2023 10:40:24 PM

Developed by  **Schneider**
 GEOSPATIAL



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

*Applicant: Renee Ottarran

Project Address: 420 West Main St.

Mailing Address (if different than project address):

Phone: 206-931-6626

Email: oharran2016@gmail.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>COP23-08</u>
Date Received	<u>2-20-22</u>
Contributing	<u>Y- c1936</u>
Zoning	<u>R-7</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>C002-0006-005</u>

PROJECT

Existing Building Type:

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

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

INFORMATION

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: TBD

Anticipated Completion: _____

Contractor/Consultant/Architect: RPM Landscape

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 2/19/2023 Signature Renee K Ottarran

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 existing old & failing cement retaining wall along west main st. & along property line w/ 4116 West main st.

New Keystone Compac III Modular Block wall / Color Prairie

New wall will have an average height of 3' & graduate down with existing elevations

New wall along along property line w/ 4116 West main st. will be set back from property line 1-2 feet

Will maintain 6' set back from west main st. curb

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.

Existing

Renee O'Harran
420 West Main ST
Cartersville GA
30120

420 West Main ST.

416 W.
Main ST.
Driveway

420 W
Main ST
Driveway

stairs to Remain

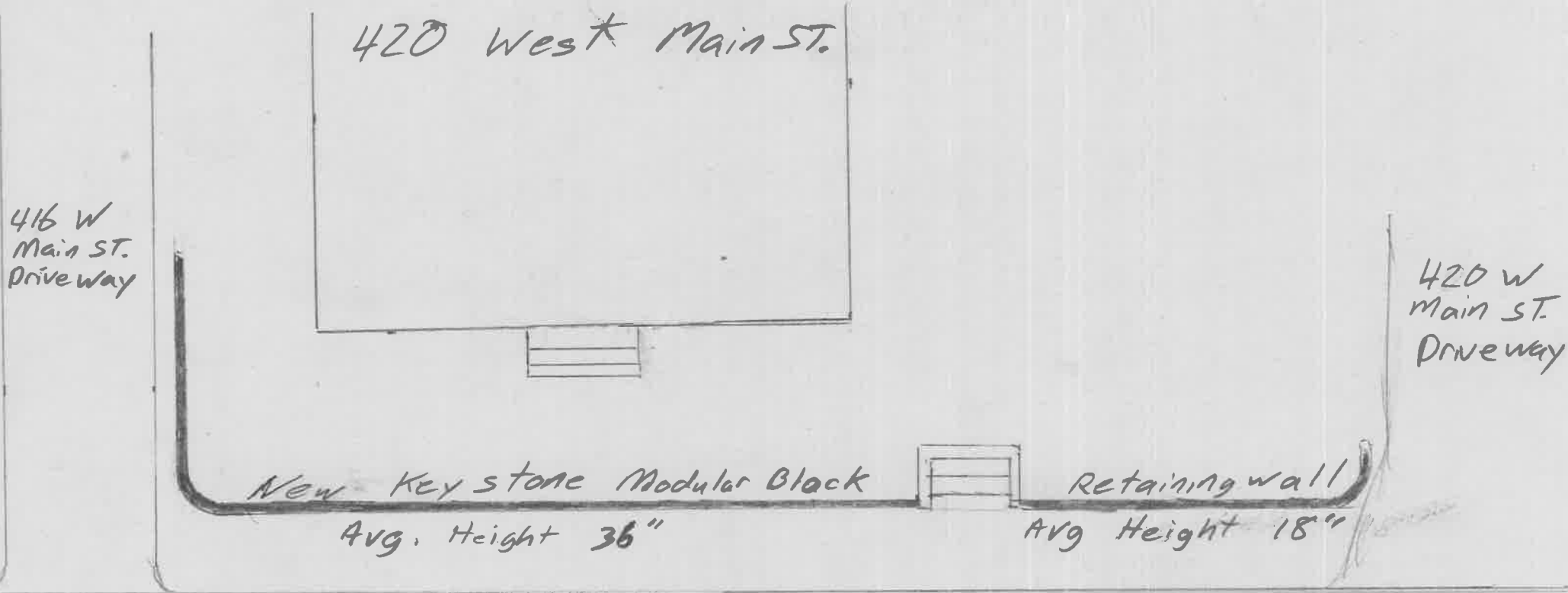
Existing old concrete retaining wall

to be replaced

West Main St

Proposed.

Renee O'Harran
420 West Main ST
Cartersville GA.
30120



West Main ST.







PHOTO COURTESY OF THE MANUFACTURER

KEYSTONE COMPAC® III ▶

An industry favorite, Keystone Compac III combines unrivaled aesthetic options with cost saving versatility and proven wall performance. Trusted by architects, engineers, and contractors worldwide, the Keystone Compac III utilizes the proven Keystone pin connection system.

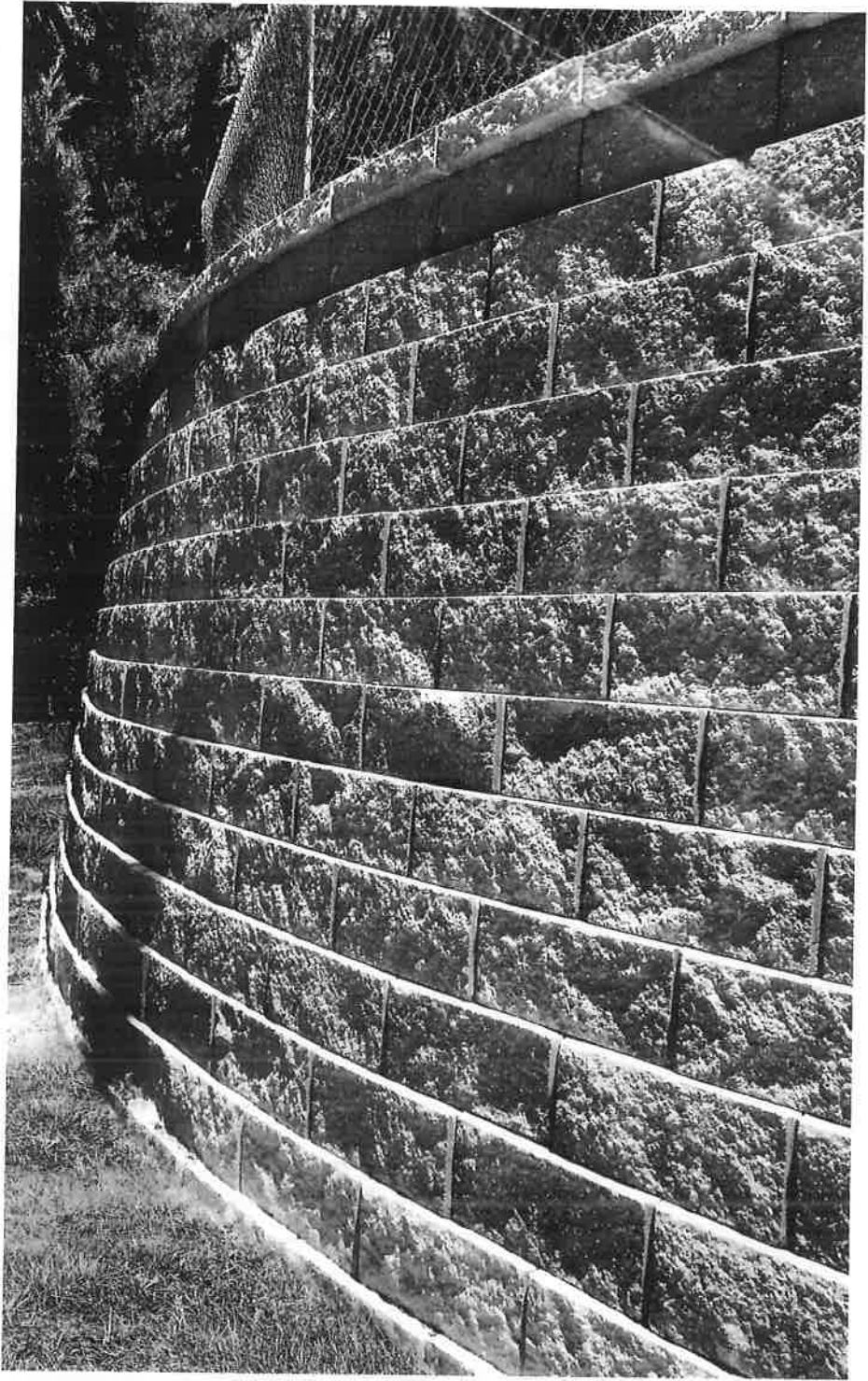
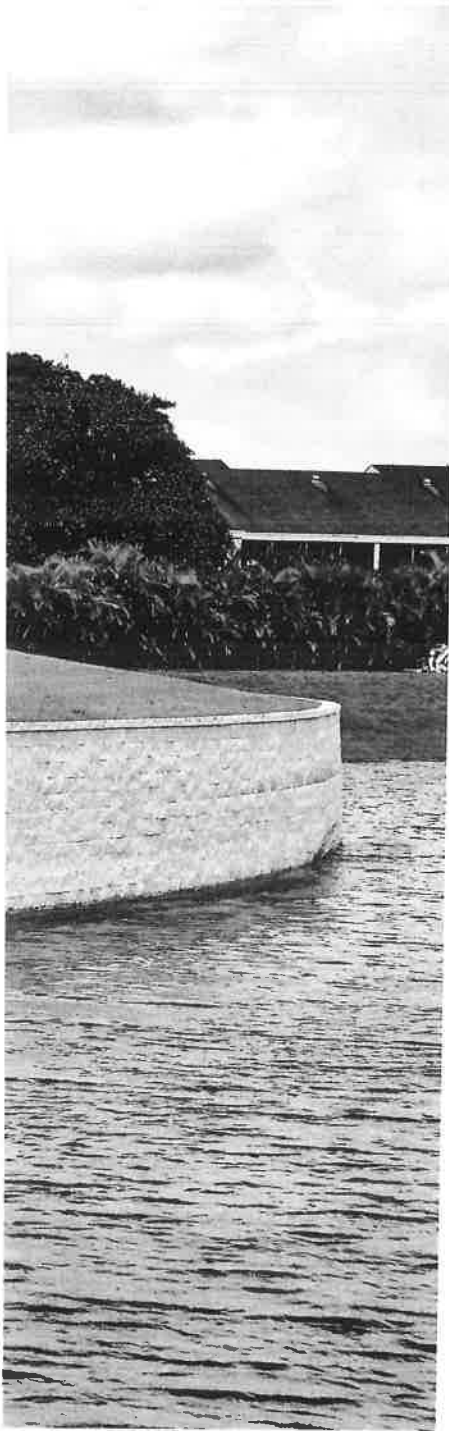


Keystone Compac III
18x12x8



Keystone Compac III

Units per Cube: 40 / Cube Weight: 3000 lbs Surface Area: 200 sq ft



RETAINING WALLS IN NATURAL

Standard Colors:



NATURAL GREY



PRAIRIE



SANTA FE



SIERRA



TAN



STRUCTURAL WALL | KEYSTONE COMPAC® III TRI-PLANE

KEYSTONE COMPAC® III

A specifier's favorite, Keystone Compac features unrivaled aesthetic options, cost saving versatility and proven wall performance. Installer's prefer the Compac's lighter weight and shorter tail design which make it easy to handle. Trusted by architects, engineers and contractors around the world, the Keystone Compac unit utilizes the proven Keystone pin connection system.



Tri-plane

Unit Dimensions:

8" h x 18" w x 12" d (203mm x 457mm x 305 mm)

Unit Weights:

67 - 72 lbs (30 - 33 kg)

Units/sq.ft.:

Pin Specifications:
1/2" x 5 1/4" Fiberglass Alignment Pins
(13 x 133mm)



FEATURES & BENEFITS

Maximum Versatility and Performance

- The Compac III design results in decreased unit weight; effectively reducing shipping costs while maintaining structural integrity.
- Allows for various positive connections with reinforcement to build engineered walls in excess of 60 feet (18.2m) tall.
- Increases vertical drainage through face units.

Ease of Installation

- Unit shape allows for tight radius curves and vertical core alignment.
- Shorter tail design makes for easier handling in the field.
- Triangular shaped pin receiving hole allows for installer-friendly construction adjustments.
- Near vertical or battered setback construction options.

Aesthetics

- Variety of colors complement any landscape.
- Natural stone texture appearance.
- Capping and corner units available

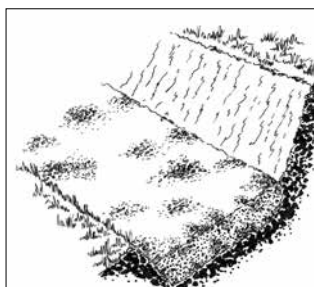
Note: Unit color, dimensions, weight & availability varies by manufacturer.



STRUCTURAL WALL | KEYSTONE COMPAC® III TRI-PLANE

KEYSTONE COMPAC® III

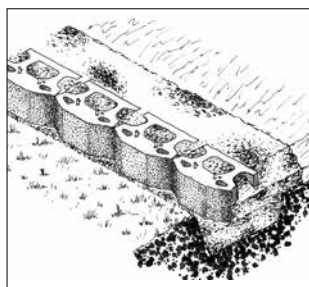
INSTALLATION INSTRUCTIONS



STEP 1

Prepare the Base Leveling Pad.

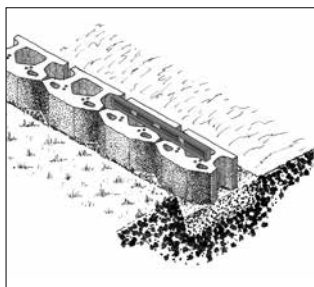
Excavate the base trench to the designed width and depth. Start the leveling pad at the lowest elevation along the wall alignment. Step up in 8" (200mm) increments with the base as required at elevation change in the foundation. Level the prepared base with maximum lifts of 6" (150mm) of well-compacted granular fill (gravel, road base, or ½" to ¾" [10 - 20mm] crushed stone). Compact to 95% Standard Proctor or greater. Do not use PEA GRAVEL or SAND for leveling pad.



STEP 4

Install Fill & Compaction.

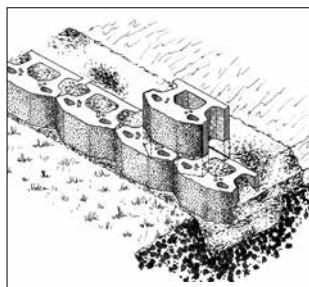
Provide ½"-¾" (10 - 20mm) clean crushed stone drainage fill behind the units to a minimum distance behind the tail of one foot (300mm). Fill all open spaces between units and open cavities/cores with the same drainage material. Proceed to place backfill in maximum 6-8" (150 - 200mm) layers and compact to 95% Standard Proctor with the appropriate compaction equipment.



STEP 2

Install the Base Course.

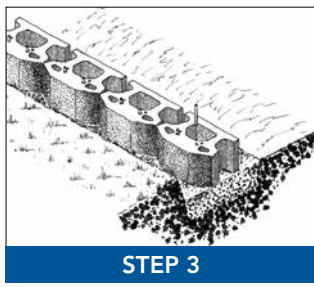
Place the first course of Keystone units end to end (with face of wall corners touching) on the prepared base. The receiving pin holes should face upward, as shown. Make sure each unit is level. Leveling the first course is critical for accurate and acceptable results. Keystone recommends minimum embedment depth for below grade placement of Keystone units on a ratio of 1" (25mm) below grade for each 8" (200mm) of wall height above grade or one unit, whichever is greater.



STEP 5

Install Additional Courses.

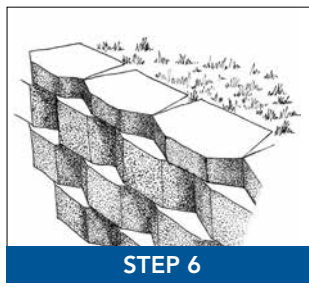
Place the next course of Keystone units over the fiberglass pins, fitting the pins into the triangular shaped receiving hole in the units above. Push the units toward the face of the wall until they make full contact with the pins. Continue backfilling and building to desired top elevation.



STEP 3

Insert the Fiberglass Pins.

Place the straight fiberglass pins into the holes of each Keystone unit as required. Once placed, the pins create an automatic setback for the additional courses. Place pins in the front holes for near vertical (½" or [3mm]) setback and the rear holes for 1 ½" (29mm) setback per course.



STEP 6

Capping the Wall.

Complete your wall with the appropriate Keystone capping units. With units dry and clean, use exterior construction grade adhesive on the top surface of the last course before applying cap units. Backfill and compact to finish grade.

Note: If drain tile is required for your project, consult an engineer or visit www.keystonewalls.com/resources for more information.



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(952) 897-1040 • www.keystonewalls.com

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Compac III Retaining Wall

[← Retaining Wall Blocks](#)



Available Colors:

NOTE: A variety of custom colors are available through special order when minimum quantities are met. Colors may vary compared to what is displayed online. To ensure satisfaction, please view actual product samples.



How can we help you?
You can text us here.

 Text us



Compac III Retaining Wall Blocks

The Keystone Compac III Retaining Wall Block is a classic large retaining wall block. Designed for larger, structural retaining walls up to 50' in height (with engineering). The Compac III has been time-tested on thousands of retaining wall projects. This retaining wall block comes standard with a tri-face look. Custom faces, such as the [California Chateau](#) and [Stone Face](#), are also available. The Compac III Retaining Wall is part of the Bella Vista Hardscape Collection.

- Retaining Walls up to 50' with engineering
- Excellent for straight, curved, and terraced retaining wall designs
- Connect units using a straight fiberglass pin system
- Matching Wall Caps Available



Product Specifications

The Keystone Compac III Retaining Wall Block is designed for larger, structural retaining wall applications. Connection between block units uses straight fiberglass pins.



NOTE: All Sizes Are Nominal

Unit Specs		Pallet Specs	
Width:	12"	PCS/pallet:	45
Height:	8"	SQFT/pallet:	45
Length:	18"	LBS/pallet:	3,200
Weight (lbs):	70		
PCS/sqft:	1		

Questions? We Can Help.

 (800) 794-4727

Chula Vista . Encinitas . Escondido . Lemon Grove . Murrieta . Santee



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