



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 23-06

HPC Meeting – 3/21/23

Application Information

Address: 215 Leake Street
 Applicant: Katherine Quick, owner
 Historic District: Olde Town
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 0ft. Side=8ft. (5ft for accessory structures)

Brief Description: Add New Accessory Structure, storage shed, in front yard. This is an after-the-fact review.

Applicable Guidelines to Consider- 9.25-53. Part II (B)

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	M. Aesthetic Recommendations
D. Paint	
E. Roofs	X 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 storage shed, 10ft x 16', from front yard along Etowah Dr.
2. Add new, wood storage shed, 10ft x 20ft, to replace existing shed at end of Leake St. driveway.
3. Shed location is in the front yard created by Etowah Dr.
4. Shed to have metal roof and 6/6 windows to match house.
5. Paint shed to match house.

Staff Comments:

Bartow County Tax assessor's records state the house structure was built in 1945. GHRS states house structure was built c1880-1900.

Existing storage shed, 10ft x 16ft, was added in 2009, COP09-09.

COP04-09. Dormer Addition; Roof material change. Approved 9-21-04.

COP09-09. Add wood storage building to end of driveway. Approved 8-18-09.

Analysis of the COP:

The existing lot is a corner lot with street frontages along Leake St. and Etowah Dr. Each street frontage has a front yard relative to the house.

The existing storage shed, 10ftx16ft, was added to the end of the Leake St. driveway, but in the Etowah Drive front yard, in 2009. This shed was approved in 2009 by the HPC per COP09-09. No variance was required at that time for a front yard encroachment. The shed appeared to meet the side yard setback of 5ft.

The applicant is proposing to replace the existing shed with a new, 10ft x 20ft, shed and to locate the shed in the same location as the existing shed. A variance is required for the new shed because of the front yard encroach into the Etowah Dr. front yard. Variance V23-05, for the front yard encroachment will be reviewed at the April 13th BZA meeting.

The new shed is wood constructed with (2) – 6/6 windows, double doors, and metal roof. The window pane configuration matches the 6/6 house windows. The metal roof matches the house roof. The structure will be painted white to match the house.

This structure seems appropriate for the district and property.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt	Metal
Siding	Wood (Cedar)	Wood
Windows	Unknown	Unknown
Doors	Wood	Wood

Exterior Lighting

Foundation

Awning

Entrance

Hardscaping

Patio:

Drives:

Fencing:

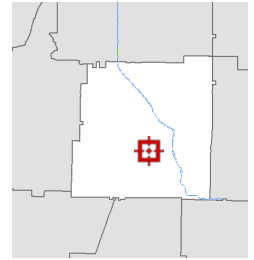
Lighting:

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	C002-0003-005	Alternate ID	32109	Owner Address	GARLAND RONALD B QUICK KATHERINE MICHELLE 215 LEAKE ST CARTERSVILLE, GA 30120
Sec/Twp/Rng	n/a	Class	Residential		
Property Address	215 LEAKE ST	Acreage	0.33		
District	Cartersville				
Brief Tax Description	LL483 LD4				

(Note: Not to be used on legal documents)

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



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

*Applicant: Katherine Quick

Project Address: 215 Leake Street, Cartersville, GA 30120

Mailing Address (if different than project address):

Phone: 770.608.0943

Email: Katiequick2011@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 COP 23-06
 Date Received 2/2/23
 Contributing Y- c1945
 Zoning P-S
 Legal Advertisement _____
 Notified Adjacent 3-14-23
 HPC Hearing 3-21-23
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C002-0003-005

PROJECT INFORMATION

Existing Building Type:

- Residential One, Two or Multi-family _____
- Garage, Storage 1 _____
- Commercial
- Other _____

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

Replacing 2006 10x14 storage building with a 2019 storage building. To be in the same location and to be painted white in the spring to match the house

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: Already replaced at time of application submission

Anticipated Completion: _____

Contractor/Consultant/Architect: Painted by April 2023

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 1-10-23

Signature Katherine Michelle Quick

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]

2019 10x18 storage building with metal roof to match the house

Currently light wood in color but will paint white in the spring

I have attached a photo of the previous white building and of the new building we have replaced it with.

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.

January 31, 2023
Katherine Quick
215 Leake Street
Cartersville, GA 30120

Variance justification letter, V23-05

A -Zoning Variance Application Documentation:

Existing Condition:

2006 18Lx10W white storage shed with shingle roofing to the left of home at the back end of the driveway on the sights of Etowah Drive & Leake Street.

Proposed Condition or project:

2019 20Lx10W wooden (to be painted white in the spring) storage shed with metal roof matching the current metal roof on the main home. Will be located in the same location as previous shed - to the left of home at the back end of the driveway on the sights of Etowah Drive & Leake Street.

Boundary Survey/Plat:

see markup of plat attached

Justification Letter:

City of Cartersville Planning & Development,

This variance request application is to replace an existing 18Lx10W white storage building that was located on the property when I purchased the home. I have since sold that building. The original building was a 2006 and had multiple areas of wood rot and the condition over time had just gotten worse. I have since purchased a 2019 20Lx10W storage building to replace it. In the spring, I plan on painting it white to match the house and to add a matching lattice around the base of the exterior. The location of the storage building will be at the rear of the driveway. In the same location as the previous building. After measuring the location of the building versus the plat, I realized the operator who delivered the building dropped it too close to the back property line. I would like to request to be able to leave the building in its current location despite the length to the property line being less than the required 10'. It allows me to have more length and use for my driveway and the water runoff will be less damaging to the building on the higher elevation at the rear.

Thank you for your time,

Katherine Quick

Existing Building



Proposed Building





Cartersville, Georgia
Google Street View
Jun 2022 See more dates

Google

Image capture: Jun 2022 © 2023 Google



215 Leake St

All

Street View & 360°



Cartersville, Georgia
Google Street View
Jun 2022 See more dates

Google

Image capture: Jun 2022 © 2023 Google



215 Leake St

All

Street View & 360°