



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 24-24

HPC Meeting – 8/20/24

Application Information

Address: 120 W Cherokee Avenue
 Applicant: Ron Goss
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= oft. Rear= oft. Side= oft.

Project Summary: *Modify rear porch, install pool*

Applicable Guidelines to Consider

Historic District Ordinance Section	
	9.25-51. General
X	9.25-52. Downtown Business District
	9.25-53. Olde Towne
	9.25-54. West End
	9.25-55. Cherokee- Cassville
	9.25-56. Granger Hill

Infill Overlay Districts. Chapter 26, Zoning. Article 27 (Sec. 27.1- 27.6)	
	West End Infill Overlay District
	Cherokee-Cassville Infill Overlay 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	X	PART TWO: Additions and New Building Construction
	F. Exterior Walls		
X	G. Driveways, Walkways, and Off-Street Parking		
	H. Lighting		PART THREE: Relocation of Structures
	I. Windows and Doors		
X	J. Entrances, Porches and Balconies		PART FOUR: Demolition

Commercial Design Guidelines (Historic Downtown Business District)	
X	PART ONE: General Guidelines for Structures Contributing to the District.
	PART TWO: Guidelines for New Construction

The following scopes of work are proposed. See site plans and application for detailed descriptions.

Rear Porch Modifications

1. Relocate steps to side of porch (Transition to new porch).
2. Reposition support columns for symmetrical look.
3. Add screen panels to enclose porch including a screen door.
4. Install fireplace at west end of porch using masonry veneer and bricks to match porch.
5. Install metal railings in newly sized openings.
 - a. Option: railings to be wood

New porch with arbor

1. Construct a new 14ft x 17ft porch with wood arbor to the east of the existing rear porch (modified).
2. Relocated steps to transition between the existing and proposed porches.
3. Add exterior closet to the NW corner of the new porch against the house.
4. Exterior cladding of closet to be wood siding to match house.

Pool

1. Construct a 16ft x 32ft in-ground pool.
2. Add concrete deck around pool.
3. Add concrete walkway from pool to existing walkway on east side of property.
4. Add concrete walkway from pool to existing drive/ parking area on west side of property.

Fence

1. Add fencing, min. 4ft in height, to enclose pool area/ back yard to comply with building codes for swimming pools. Fence to be ornamental metal.
 - a. Option: Use wood picket fence instead of metal
2. Add picket fencing along east side of rear property line to a point near the northeast corner of the house.
3. Add gate and arbor where fence terminates at house.

History of the Property- Bartow County Tax assessor's records state the house was built in 1876. GHRS states the house was built approximately around 1870.

COP19-07. Enclose existing exterior stairwell. Approved. 10-16-19.

COP12-21. New additions/ demolition, replace roofing, & masonry repairs.

Approved 12-18-12

Analysis of the COP:

The house has been extensively modified over the years. All modifications are occurring to the rear of the house with limited exposure to Cherokee Ave. No extreme modifications are proposed; however, since this single family home is in the DBD historic district, there are no DBD residential standards to apply. The HPC could use residential standards for analysis or determine if the project proposals are appropriate or will have a negative impact on adjacent properties.

The modifications to the existing rear porch seem appropriate for the house. Porch modifications have been allowed on other residential properties.

The second porch addition serves as a transition from the existing porch to the pool and back yard. This is a logical solution for a transitional space.

Pools are often constructed on historic district properties with approval from the board or administratively, by staff. The pool is appropriately sized for the rear yard and located per zoning standards.

Building codes for pools require a min. 4ft. height fence enclosure around the pools. There are other standards for the fence that will have to be met. The proposed materials- ornamental metal or wood pickets- are materials appropriate for residential properties and are commonly used in the historic districts.

Commissioners Work Sheet

Materials:

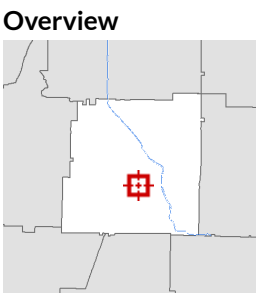
	Existing Materials	Materials to be Used
Roof		
Siding	Wood	Wood
Windows		
Doors		Wood/ screen (porch)
Exterior Lighting		
Foundation		
Decking		Pool-concrete
Steps		Brick
Porches		Wood/ composite
Ornamentation		

Hardscaping

Walkway:		concrete
Drives:		
Fencing:	wood	wood or metal
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.



- Legend**
- Parcels
 - Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
 - Roads

Parcel ID	C002-0013-004	Alternate ID	32214	Owner Address	GOSS RON JR & LORIE
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 262
Property Address	120 W CHEROKEE AVE	Acres	0.29		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 483 D 4				

(Note: Not to be used on legal documents)

Date created: 8/12/2024
 Last Data Uploaded: 8/9/2024 10:39:33 PM





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

*Applicant: Ron & Lorie Goss
 Project Address: 120 W. Cherokee Ave
 Mailing Address (if different than project address):
Post office Box 262, Cartersville 30120
 Phone: 770-841-9190
 Email: Ron@pennantcm.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>24-24</u>
Date Received	<u>7-19-24</u>
Contributing	_____
Zoning	_____
Legal Advertisement	<u>8/13/24</u>
Notified Adjacent	_____
HPC Hearing	<u>8/20/24</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C002-0013-004</u>

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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)

Rear porch modifications & pool

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 Pool

Start Date: September 1, 2024

Anticipated Completion: January 2025

Contractor/Consultant/Architect: Pennant Construction
Latitude Blue

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 7-19-24

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]

Please see attached

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.

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.

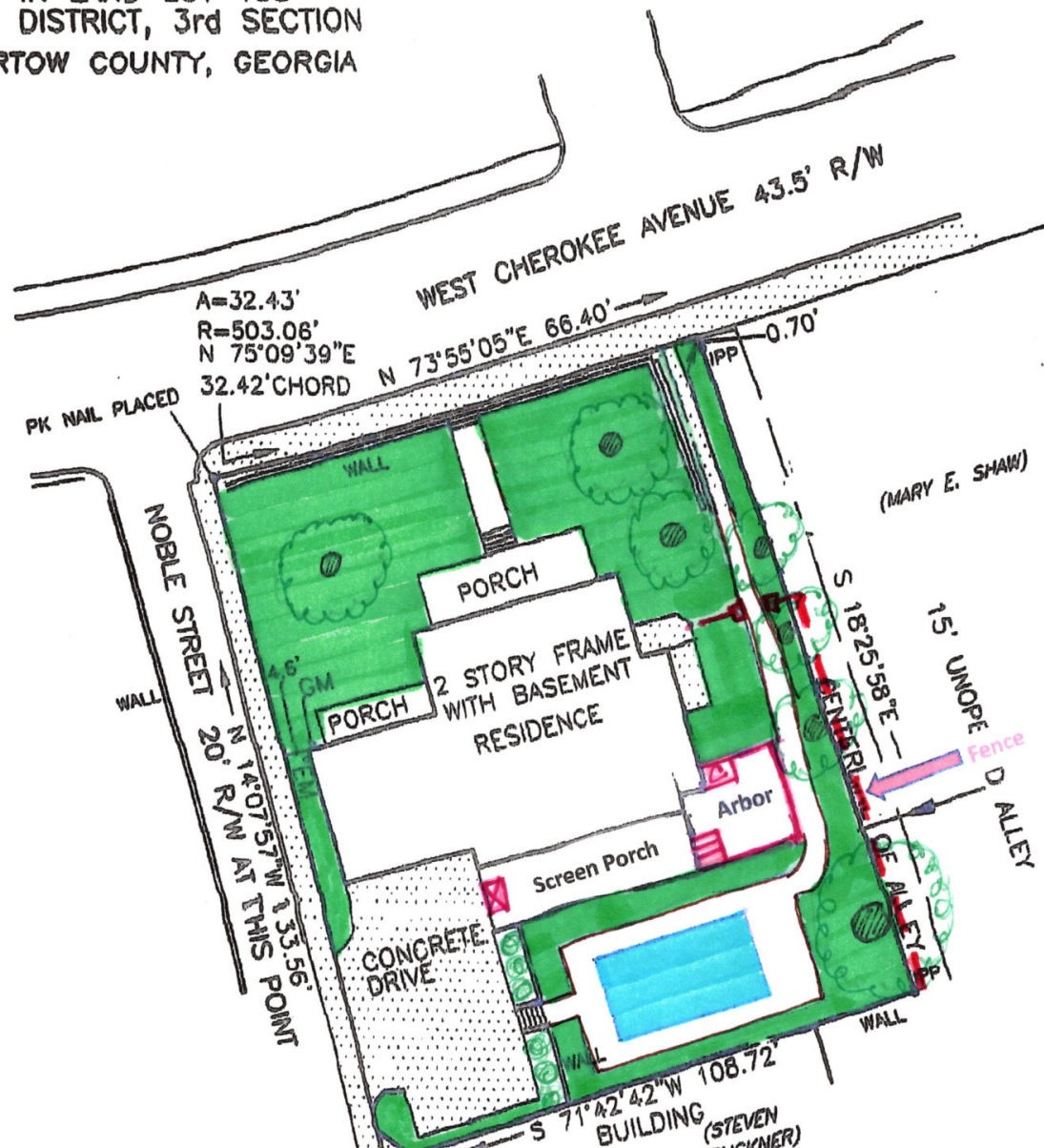
C. In all industrial zoning districts:

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)

**SURVEY FOR
 RON GOSS JR. &
 LORI GOSS
 PROPERTY IN THE CITY OF CARTERSVILLE
 IN LAND LOT 483
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA**

NOTE:
 THIS PLAT DOES NOT REQUIRE APPROVAL OF THE
 MUNICIPAL OR COUNTY PLANNING COMMISSION
 OR GOVERNING AUTHORITY.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.
 DATE OF LAST FIELD SURVEY WORK: 07-01-2016

FIELD TRAVERSE:

120 W. CHEROKEE AVENUE

Ron & Lorie Goss

Item #1: REAR COVERED PORCH MODIFICATIONS

Existing: The current porch is approximately 12' x 38' and runs the full length of the rear body of the house. The foundation is masonry which matches home with brick pavers. An ornamental metal handrail runs the perimeter of the porch and extends down each side of the central steps into the backyard.

Proposed: Relocate the steps to the side of the porch and then reposition the back columns to create symmetrical openings on the 38-foot section. Install a fireplace at the west end of the porch with a masonry veneer and chimney matching foundation brick. Infill the areas between the columns with large screen panels and a screen exit door positioned on the east end of the porch. Railing option #1 is to refabricate the existing ornamental railing to fit newly sized openings. Railing option #2 is to install a more elaborate wood rail and picket system with large screen panels attached. Upon exiting the new screen door, a masonry set of steps will be installed to the right (south) leading to the proposed pool area. Beyond the steps, a masonry foundation open porch with a brick paver top will extend approximately 14' feet to the east and 17' to the north. This open porch will have a white stained cedar arbor installed on top. A small exterior storage closet will be positioned to the side of the open porch against the current wood siding clad in matching siding.

Item #2: SWIMMING POOL INSTALLATION

Existing: The backyard area extends approximately 33' from the edge of the current covered porch to a masonry ivory covered wall to the south which is the side wall of the Menerey Residence. To the west of the back yard creating a visual separation from the driveway and vehicle/pedestrian traffic along Noble Street is a masonry wall with an antique wood gate that is flanked on the driveway side by evergreen trees that are approximately 10' in height. To the east along the property line is a line of tea olives planted by Owner to create an evergreen visual shield from the adjacent house and county offices (Former First Baptist Church). A brick paver sidewalk runs from the driveway gate east and then north around the side of the house connecting to the Cherokee Avenue sidewalk. There are three large trees in the back yard. Two must be removed due to disease and the third, a large, groomed magnolia, is projected to stay created additional screening to the east.

Proposed: A 16' x 32' shotcrete pool with Pebble Tech finish will be installed in the of the center of the backyard in a symmetrical manner with the porches and walls. The pool will contain a small pool deck surrounding the pool with a small concrete/masonry sidewalk connecting deck to eastern sidewalk to Cherokee Avenue.

Item #2: FENCING

Existing: As previously mentioned, the back yard has existing perimeter walls in place along the porch (north), driveway (west) and south (Menerey Wall). There is no wall or fencing containment to the east or the north sidewalk along east side of house.

Proposed: The proposed fencing will be at a minimum 4' in height to meet current code requirements for endorsement of a swimming pool. The fencing connecting to the east side of the home and extending across the sidewalk leading to Cherokee Avenue is proposed to a white picket fence to match the existing white picket fence which shields the homes HVAC units from view. A gate will be installed at the sidewalk and will include an arbor and antique gate. The gate running behind the tea olives at the east boundaries of the property is proposed to be 4' black ornamental metal. The Owner request as a secondary option the right to continue to the white picket fence behind the tea olives and connect to the Menerey masonry wall to the south.



120 W. Cherokee Avenue – Front View



120 W. Cherokee Avenue – Front View



120 W. Cherokee Avenue – Noble Street (West View) of rear



120 W. Cherokee Avenue – Covered Porch View (looking west)



120 W. Cherokee Avenue – Rear view from southeast back corner



120 W. Cherokee Avenue – Back yard view from east



120 W. Cherokee Avenue – Option #2 wood railing and handrails



120 W. Cherokee Avenue – Arbor/Pergola for east gate entrance (sample photo)



120 W. Cherokee Avenue – Arbor/Pergola for open porch (sample photo)