

City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 23-21

HPC Meeting 09/19/2023

Application Information

Address: 406 West Ave

Applicant: Amanda Jo Ingwell/ Edward Boyd

Historic District: Olde Town Zoning: R-7 (Residential)

Setbacks: Front= 10ft. Rear= 20ft. Side=8ft.

Summary Description: Replace asphalt driveway with concrete driveway.

Applicable Guidelines to Consider: Sec. 9.25-53. Olde Town Historic District

	Residentia	l Design Guidelines				
Х	Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.					
	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				
Χ	G. Driveways, Walkways, and Off-Street Parking					
	H. Lighting	PART THREE: Relocation				
	I. Windows and Doors					
	J. Entrances, Porches and Balconies	PART FOUR: Demolition				
	Commercial Design Guidelines (His	storic Downtown Business District)				
	PART ONE: General Guidelines for Structures Contributing to the District.					
	PART TWO: Guidelines for New Construction –					

Project Scope:

- 1. Demolish existing asphalt driveway;
- 2. Add ne concrete driveway; and
- 3. Grade driveway area to improve drainage issues.

Staff Comments:

History of the Property- The house was constructed in 1950 per the Bartow County Tax records. GHRS dates house c. 1940.

COPo6-10. Remove windows, close in porch for sunroom). Approved 8-15-06.

Analysis of the COP:

The house is historic, contributing. The house type is central hallway. The housing style is undetermined. A site visit was performed on 4-19-23. Photos are included.

The applicant would like to correct drainage issues by removing the asphalt driveway, regrading, and installing a concrete driveway from the curb to the detached garage in the backyard.

No change to width dimensions or location. Length- approx. 100ft. Width- Approx. 12ft

The applicant has been made aware of the natural gas line under the driveway that also feeds the neighbors gas meter.

Sec. 9.25-53. Olde Town. Part 1 (G):

- 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.

D £	Existing Materials	Materials to be Use
Roof Siding Windows Doors Exterior Lighting		
Foundation Deck Steps Porches		
Driveway	Asphalt.	Concrete

Notes:



Overview



Legend

Parcels
Roads

Parcel ID C016-0020-026 Sec/Twp/Rng n/a Property Address 406 WEST AVE

District

Brief Tax Description

AVE Cartersville

CITY LL527 LD4

Alternate ID 34183 Class Residential Acreage 0.26 Owner Address INGWELL AMANDA JO 406 WEST AVE CARTERSVILLE, GA 30120

(Note: Not to be used on legal documents)

Date created: 9/12/2023 Last Data Uploaded: 9/11/2023 9:02:19 PM





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 OP23-21
Case Number	3-22-23
Date Received	
Contributing	Y. c. 1950
Zoning	R-7
Legal Advertisement	9-12-23
Notified Adjacent	
HPC Hearing	9-19-23
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel C016-	0020-026

Cartersville Historic Preservation Commission

CERTIFICATE OF PRESERVATION APPLICATION

*	Annlia	4.	Amanda	Jo	Ingv	vell/	Edward	Boyd	
		ant:						<u>·</u>	
Project Address: 406 West Ave									
Mailing Address (if different than project address):									
F	Phone:								
E	Email:	amanda 	ingwell@y	aho	o.cor	n			
								deed, a letter	
tha	from th	e ownerau	thorizing the	prop	osed v	work m	ust be includ	led along with	
P R	Exist	ing Building	Type:					4	
0	X	Residential					-familyX		
J E		Commercial		Gara	age, S	storage			
C T		Other							
	Brie	of Project De	scription (exam	ole: ac	idition of	fsunroom	n. installation of fe	ence):	
			ment/ Upo						
1	Tyrne	of Draigat (a	Check all that appl	. A.					
N	Турс			y);					
F O		New buildi Addition to	_						
R			of building(s)						
M		Demolition							
A			wall(s), landsc	aping					
Ţ		Major rest	rior change	litatio	n or re	-modeli	ina		
0	X	Other Dr	oration, rehabi riveway rep	lace	ment	t upda	ate		
N	Sta	rt Date:	as soon as	app	rove	d			
			npletion:ava	Dep ilab		upon	start and	contractor	
	Contr	ractor/Consu	Itant/Architect	Ne	orthv	vest	Landscapi	ing Co.	
		W-37 9 3	AUTI					Net 49	
			the City of						
								ed property, mless the City	
	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	issua	nce of a p	ermit here	unde	er.				
Date			Signatur	e					

APPLICATION CHECKLIST

The	following	list (incl	udes	the	suppo	ort mater	ial
nece	essary fo	r rev	/iew	of a	part	icular	project.	

	dings 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
	storation, 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)
	erior Changes description of proposed changes description of construction materials photographs of existing building
[X (ges – Parking areas, Drives, Walks site plan or sketch of site description of construction materials photographs of site
	ges – Fences, Walls, Systems site plan or sketch of site architectural elevations or sketches description of construction materials photographs of site
	ges – Signs specifications description of construction materials and llumination
t	n e a complete plan for the new development. imetable 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]

Driveway replacement and update due to drainage issues
of rainwater and deterioration of current asphalt materia
used for driveway.
Driveway will be graded correctly and laid with concrete.
Driveway will be squared up and straightened out for a
better overall appearance from the street.
Driveway will run from the sidewalk to the garage
entrance. No changes in driveway placement.
Driveway will maintain the single lane it currently is
1 - 2 - 34

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.

406 West Ave. Natural Gas Line (Yellow Line)











