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| City of Cartersville Historic Preservation Commission COP Application Staff Report |
| Case: COP22-17 |

HPC Meeting – 9.20.2022

Application Information

Address: 32 Cassville Rd
 Applicant: Hudson & Company, Inc.
 Historic District: Cherokee Cassville
 Zoning: R20
 Setbacks: Front= 20ft. Side= 10ft.

Brief Description: Extend privacy fence into front yard or a corner lot. Add decorative iron fence with masonry columns around perimeter of property.

Applicable Guidelines to Consider

| 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. Additions to Historic Buildings |
| D. Paint | N. Aesthetic Recommendations |
| E. Roofs | |
| F. Exterior Walls | X PART TWO: New Construction |
| 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 (Historic Downtown Business District) | |
| PART ONE: General Guidelines for Structures Contributing to the District. | |
| PART TWO: Guidelines for New Construction – | |

Project Description:

1. Add 100ft section of privacy fence in front yard of a corner lot;
2. Add decorative iron fencing around perimeter of property;
3. Add masonry columns every 40ft. to anchor and support decorative fence.

History of the Property- House and associated site design is new, 2021-2022,

Previous COP on file:

COP20-32. Demolition, new house construction and many site elements added. Approved: 12/15/2020.

Analysis of the COP:

The house is non-historic, non-contributing.

Type: Modern. Style: TBD.

Privacy Fence

A 6ft. wooden, privacy fence is proposed to the left side and rear of the new house along the property line. The fence does extend approx. 100ft. past the front building façade along Charles Street creating a front yard encroachment of the privacy fence. The encroachment is well behind the 20ft. building setback as required by the zoning ordinance. A variance is also required for this encroachment and will be reviewed by the BZA on Oct. 13th. Case No. V22-19.

Sec. 4.16 of the zoning ordinance pertains to fences and walls.

Iron Fence

The privacy fence will connect to a proposed 4ft. decorative iron fence proposed around the perimeter of the property. Masonry columns will be constructed approx. 40ft apart to anchor and support the decorative iron fencing. A 6 ft. decorative iron fence with masonry columns was proposed on COP20-32, but were eventually removed from consideration as there was opposition to the fence. See original application site plan and HPC meeting minutes, attached.

If the fence and masonry columns are not more than 4ft in height, as allowed by the zoning ordinance, the fence could be approved administratively. However, the motion to approve the site plan was made with a condition that there be no perimeter fencing, therefore, only the HPC can reverse this decision.

There are no guidelines for new fences and columns in the HPC design standards. The commission will have to make a determination of the fence aesthetics based on previous fence reviews and public input.

Commissioners Work Sheet

Materials:

Existing Materials

Materials to be Used

- Roof
- Siding
- Windows
- Doors
- Exterior Lighting
- Foundation
- Decking
- Steps
- Porches
- Ornamentation

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.

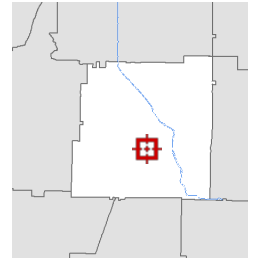
C. In all industrial zoning districts:

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)



Overview



Legend

- Parcels
- Roads

| | | | | | |
|------------------------------|-----------------|---------------------|-------------|----------------------|------------------------|
| Parcel ID | C002-0016-007 | Alternate ID | 32251 | Owner Address | EVANS CALVIN H & TAMMY |
| Sec/Twp/Rng | n/a | Class | Residential | | PO BOX 1505 |
| Property Address | 32 CASSVILLE RD | Acreeage | 4.25 | | CARTERSVILLE, GA 30120 |
| District | Cartersville | | | | |
| Brief Tax Description | LL452-3 LD4 | | | | |

(Note: Not to be used on legal documents)

Date created: 9/16/2022
 Last Data Uploaded: 9/15/2022 10:41:01 PM

Developed by  Schneider
 GEOSPATIAL



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

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 | 22-17 |
| Date Received | 8/29/22 |
| Contributing | N. - 2021 |
| Zoning | R-20 |
| Legal Advertisement | 9/13/22 |
| Notified Adjacent | |
| HPC Hearing | 9/20/22 |
| HPC Decision | |
| COP Expiration | |
| Project Completion | |
| Tax Parcel | C002-006-007 |

*Applicant: Hudson & Company, Inc

Project Address: 32 CASSVILLE ROAD

Mailing Address (if different than project address):

PO Box 367 Cartersville, GA 30120

Phone: 770-480-1598

Email: john@hudsoncompanyga.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.

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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):

I
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N

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: 11/2022

Anticipated Completion: 1/2023

Contractor/Consultant/Architect: Hudson & Company, Inc

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 8/29/2022

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]

We are asking to allow a 6' wooden privacy fence to encroach into the front yard.

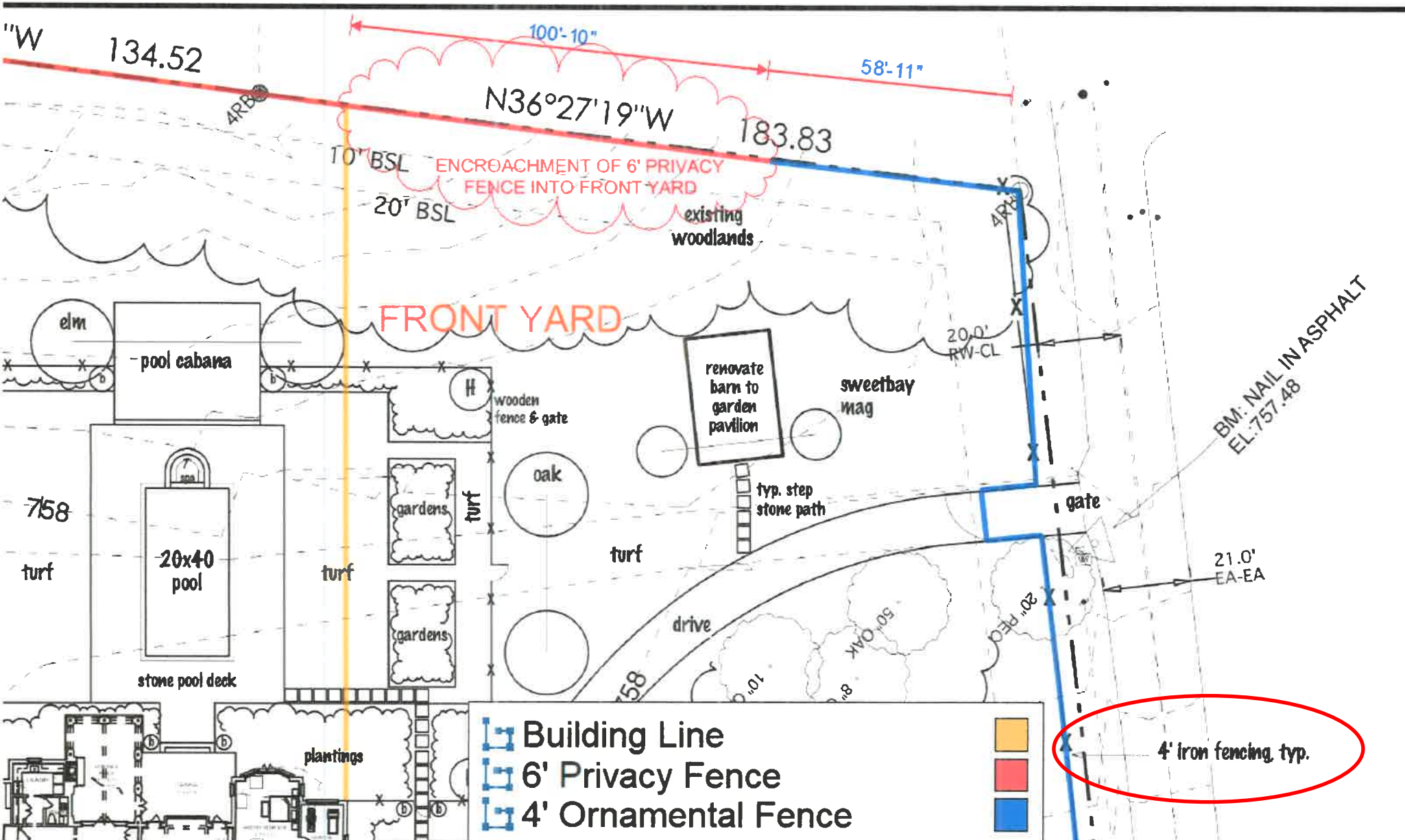
Fence would stop short of Charles St. property corner by approx. 60'. This point would near the the rear corner of the carriage house.

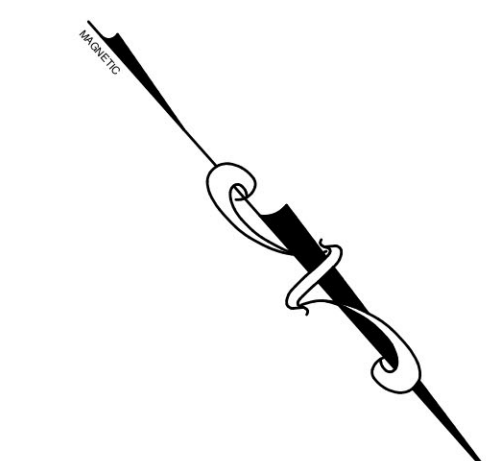
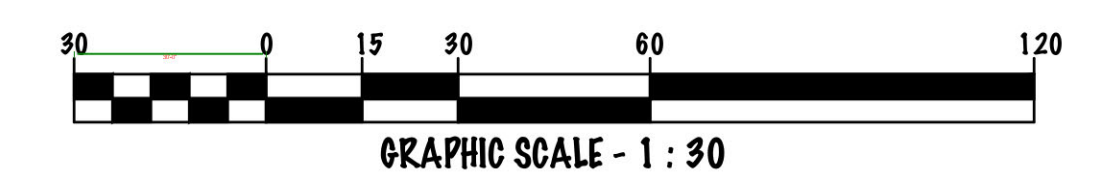
9/16/22: Install decorative iron fence and masonry columns around perimeter of property.

PRECEDENCE OF DECISIONS

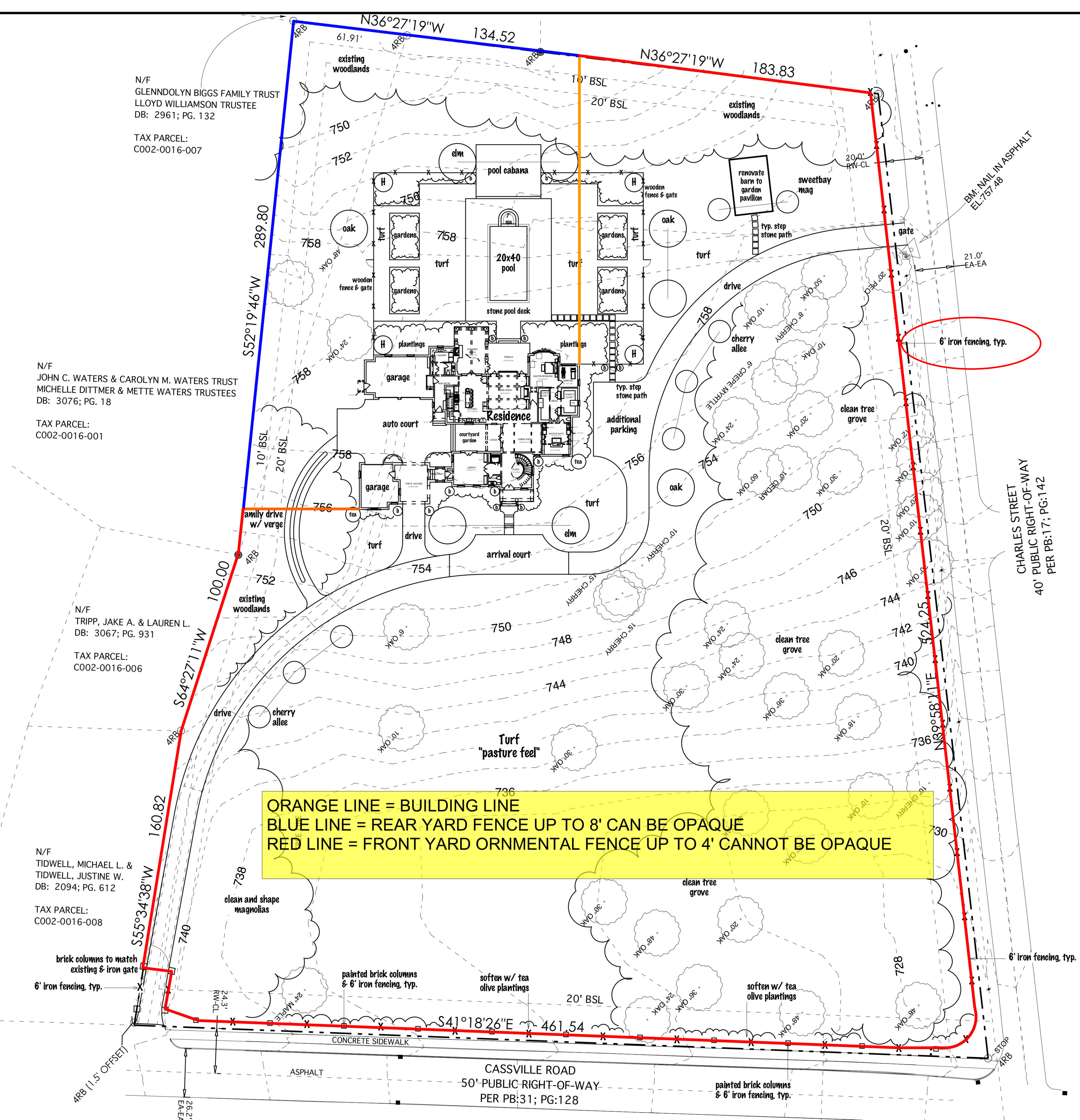
Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.

36.00 x 24.00





General Notes:
 b = American boxwood
 H = Holly
 Tea = Tea olive
 Driveway: to be concrete
 Columns: painted brick to match house



* Permits are the responsibility of the Owner.
 * Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)
 * Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

CAUTION
 THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITH THE UTILITY COMPANIES BEFORE ANY CONSTRUCTION. ALL DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Status:
 Preliminary Design (Not for construction)
 Approved Design
 Construction Document

GSWCC
 #0000053152

This drawing, as a guide for service, is and will remain the property of the Landscape Architect. This document shall not be reproduced, published or used without the permission of the Landscape Architect. The Contractor is responsible for verification of all dimensions and existing conditions at this site before proceeding with all phases of his work. E. Graham Pittman is not responsible for any structure or hydrology, this plan is for conceptual purposes, only. It is the Contractor's responsibility to verify structure & hydrology with an Engineer or Consultant.
 All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take preference over anything shown, described or implied where same are a variance.

Drawing Dates:

| | | | |
|------------|--|--|--|
| 11.18.2020 | | | |
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Scale: 1 : 30



Georgia
 #1102

E. Graham Pittman, BLA, RLA
 Landscape Architect
 email: graham.pittman@gmail.com
 1217 John Douglass Drive, SW - Marietta, Georgia 30064 - Office/Mb: 770.480.9814

Calvin & Tammy Evans Residence
 32 Cassville Road
 Cartersville, Georgia
 30120

Overall Site Plan
 L-1
 Evans - 32 Cassville Road, Cartersville Ga.

← 24 Charles St Cartersville, Georgia



STOP 6' PRIVACY FENCE



Google Earth

© 2022 Google



Camera: 233 m

← Charles St Cartersville, Georgia

STOP 6' PRIVACY FENCE



Google Earth

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Camera: 233 m



Historic Preservation Commission Meeting
10 N. Public Square
December 15, 2020
5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee

Present: Greg Frisbee, Becky Carr, Jeff Glover, Vandi White, Brad Galland, Lynne Pritchett

Staff Present: Randy Mannino, Samantha Fincher, Meredith Ulmer, and Keith Lovell

Absent: Larry Gregory

1. Call to Order

2. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. A motion to approve the meeting minutes from November 17, 2020 with the correction of the meeting date and the vote count was made by Board Member Glover and seconded by Board Member Carr. Motion carried unanimously. Vote: 5-0. Board Member Galland was absent during this time.

3. New Business:

A. COP20-32: 32 Cassville Rd Scope: Approval/denial of demolition and new construction plans

Chairman Frisbee called for the next item on the agenda. Meredith Ulmer, Assistant City Planner gave an overview of the application. The applicant wishes to demolish the existing home, carport, smokehouse, and guest quarters. An effort will be made to save the carriage house. A new neoclassical style home, with Italianate and Palladian influences is proposed to be constructed on the site of the existing home.

John B. Hudson, owner of Hudson & Company, Inc. and applicant on behalf on Calvin and Tammy Evans came forward in favor of the application. Mr. Hudson explained that the home and accessory structures have been severely neglected. The home suffers from water problems, foundation, and structural issues. The entire mechanical system would need to be replaced. Mr. Hudson and Mr. Evans agreed that the cost to rehabilitate outweighed what could be ever be recouped. Therefore, felt the home and accessory structures needed to be demolished. Pictures of the homes existing condition were provided to the board. The proposed home will fit the neighborhood, size and scale. If unable to save the carriage house, a replica will be constructed in its place.

Chairman Frisbee opened the floor for discussion.

Preston Holloway, 223 W Cherokee Ave came forward against the application. Mr. Preston stated it would be shameful to demolish a home that has been in the neighborhood over 100 years feared if approved it would set a precedent. Homeowners of historic homes should anticipate spending more money to upkeep their property. An inspection of the home prior to purchase would have determined the need for repairs. It is the duty of the residents and Historic Preservation Board to preserve and protect the historic charm of the district.

Chip Shropshire, 39 Cassville Road came forward and stated he has lived in the area for 20 years and felt torn about the application. Mr. Shropshire was pleased with the new home proposal, but also feared a demolition would set a precedent.

Boyd Pettit, 37 Green Street came forward and stated he would love to believe that the home could be restored, but appreciates that the applicant has proposed to build a home that fits the neighborhood. Mr. Pettit thanked the Board for their service.

Becky Champion, 55 Cassville Road came forward against the demolition. She would like to see the home restored. Mrs. Champion thanked the Board for their service.

Calvin Evans, owner of 32 Cassville Road came forward in favor of his application. Mr. Evans stated he does not take lightly of the demolition request as he respects the historic value of the home. His original intent was to restore, but plans have shifted. The proposed home will be very similar to the current home and will keep the historic integrity. Mr. Evans thanked the board and his neighbors.

Chairman Frisbee stated demolition requests are the most difficult to consider and the Board is tasked with a difficult decision. Hardships, and the current condition of the home will be taken into consideration.

Chairman Frisbee opened the floor for the Commission.

Board Member Glover stated he is not thrilled with the demolition request. He would like to see more details of what it would take to restore.

Board Member Pritchett asked Mr. Evans if he has had a second opinion or a cost estimate of the repairs. Mr. Hudson stated he has not provided a cost estimate because it is impossible to predict all the variables that could be uncovered during a restoration.

Board Member Galland stated he walked through the property in the past and confirmed it was in rough shape.

Board Member White stated the once beloved home had lost its integrity over the years after all the additions and became a burden. The proposed home fits and doesn't take away from the historic charm.

The Board discussed that they would handle the application as two requests. The demolition, and whether the proposed home is compatible.

Keith Lovell, City Attorney reminded the Board they have 45 days to take action upon receiving application. The application was accepted November 20, 2020 so it may not be practical to hold another meeting within the 45 days due to the approaching holidays. If they feel as if they do not have enough information, they will need to deny the application and ask for a re-submittal.

Board Member White made a motion to approve the demolition of all structures on the property. Motion was seconded by Board Member Galland. Motion carried. Vote: 4-2. Board Member Carr and Glover opposed.

Mr. Hudson came forward and stated the proposed home will be influenced by the original time period. Not much dirt will be disturbed, as the new home will be in the same location. The current home is 5,700 square foot and the proposed home is 6,200.

Michael Tidwell, 23 Cassville Road came forward and stated it was a beautiful plan but was concerned with the proposed fence around the perimeter. Mr. Hudson said the fence was withdrawn from the original application submittal. The only fence on the property will be around the pool, because it is required.

Becky Champion came forward and asked if there was any language that could be added to the approval that would condition the approval to be site-plan specific.

Board Member Carr made a motion to approve the application as submitted with the condition that there will be no fencing around the perimeter and the approval is site plan specific. Motion carried. Vote:5-1. Board Member Glover opposed.

Mr. Lovell stated the applicant will need to make sure the site plan complies with zoning standards.

4. Staff or Commission Comments

Mrs. Ulmer stated Lillie Read, Downtown Development Director will attend the next Historic Preservation Meeting to discuss an upcoming art project.

Mr. Mannino stated David Hardegree, City Planner is doing exceptionally well for the circumstances and hopes to return to work in January.

5. Adjourn

Chairman Frisbee adjourned the meeting at 7:15 p.m. The next scheduled Historic Preservation meeting is Tuesday, January 19, 2020 at 5:30 PM.

/s/

Greg Frisbee

Chairman



Cartersville Historic Preservation Commission
10 N. Public Square
P.O. Box 1390
Cartersville, Georgia 30120

December 17, 2020

JB Hudson
32 Cassville RD
Cartersville, GA 30120

RE: COP20-32 – 32 Cassville RD

Mr. Hudson:

This letter confirms the outcome of your Certificate of Preservation (COP) application to the Cartersville Historic Preservation Commission (HPC) for property located at 32 Cassville RD. On Tuesday, December 15, 2020 the HPC **approved** the following items listed in the HPC Application:

- 1. Demolition of house, carport, smokehouse, and guest quarters.**
- 2. Approval of proposed construction and landscape plans to be site plan specific.**

Please make sure to apply for demolition and building permits prior to any demolition or construction.

If you modify or make additions to the approved scope of work, you must reapply to the Historic Preservation Commission and receive approval before continuing the project.

If you have any questions please contact me directly or by calling the City of Cartersville Planning Department at 770-387-5600.

Sincerely,

Meredith Ulmer
770-607-3947
mulmer@cityofcartersville.org



General
 b = American Holly
 H = Holly
 T = Tea olive
 Driveway: ft
 Columns: palm
 match house



the responsibility of the Owner. The streamy buffers must acquire the variance/permit. (by Owner) responsible for locating all the start of any construction. PW - CALL: \$111

lary Design (Not for construction) and Design

guide for service, it and will remain the property architect. This document shall not be reproduced, without the permission of the Landscape Architect responsible for verification of all dimensions and at this site before proceeding with all phases of his/it/mean is not responsible for any structures or in for conceptual purposes, only. It is the ability to verify structures & hydrology with an wet.
 local Codes, Ordinances, Regulations, Etc. shall be of specifications for this drawing and shall take rthing shown, described or implied where same

05W00
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Drawing Dates:

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|------------|--|--|--|--|
| 11.18.2020 | | | | |
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Scale: 1 : 30



E. Graham Pittman, BLA, RLA
 Landscape Architect
 email: graham.pittman@gmail.com
 1217 John Douglas Drive, SW - Marietta, Georgia 30064 - Office/Mb: 770.480.9814

Calvin & Tammy Evans Residence
 32 Cassville Road
 Cartersville, Georgia
 30120

Overall Site Plan
 L-1
 Evans - 32 Cassville Road, G.