



**City of Cartersville Historic Preservation Commission  
COP Application Staff Report**

Case: COP 22-12

**HPC Meeting – 5.17.22**

**Application Information**

Address: 308 W. Cherokee Ave.  
 Applicant: Julie and Bryan Edwards  
 Historic District: Cherokee-Cassville  
 Zoning: R-7  
 Setbacks: Front= 20ft. Rear= NA. Side= 8ft.

**Project Summary:** Accessory Structure demolition and construction of detached garage

**Applicable Standards to Consider**

<b>DESIGN STANDARDS FOR STRUCTURES CONTRIBUTING TO THE RESIDENTIAL HISTORIC DISTRICTS</b>	
<i>Part One: MAINTAINING, REPAIRING, AND REPLACING EXISTING STRUCTURES</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	PART THREE: RELOCATION OF STRUCTURES
H. Lighting	
I. Windows and Doors	X PART FOUR: DEMOLITION
J. Entrances, Porches and Balconies	
<b>Commercial Design Standards (Historic Downtown Business District)</b>	
PART ONE: General Standards for Structures Contributing to the District.	
PART TWO: Standards for New Construction –	

**The following scopes of work are proposed (See plans and elevations for details):**

**Detached Garage**

1. Demolition of former accessory structure (Tree and garden shed struck by lightning)
2. Construct a 24ft x 28ft detached garage.
3. Add wood columns with decorative trim.
4. Add 5/12 metal roof.
5. Add wood lap siding to match house.
6. Add brick and stone water table.
7. Add brick pavers for flooring.
8. Add (2) storage areas within garage with french doors.
9. Add gutters and downspouts.
10. Ex. asphalt driveway to remain.

**History of the Property-**

GHRIS states the house was constructed c. 1900-1920s. The tax assessor shows the building constructed in 1909. The property is historic, contributing.

COP20-04: Various tasks to replace rotted wood, siding, decking. Add roofs over entryways. Approved. 2-18-2020.

COP14-03: Demolition of house at 6 School St. Installation of fence. Approved 2-18-14.

**Analysis of the COP:**

See site and architectural plans provided.

The previous accessory structure (shed) and adjacent tree were struck by lightning and destroyed this year. The owner/ applicant wishes to construct a detached garage in the same location. The garage will be open on (3) sides with a storage component adjacent to the southern property line.

Access to the garage will be the existing driveway with connectivity to Cherokee Ave.

Similar detached garages have been constructed within the historic districts. The proposed garage seems appropriate for the property and district.

**Commissioners Work Sheet****Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof		Standing seam metal
Siding		Wood
Windows		
Doors		(2) French doors
Exterior Lighting		
Foundation		Brick
Decking		Brick Pavers
Steps		
Porches		
Ornamentation		Wood

**Hardscaping**

Walkway:	
Drives:	Asphalt
Fencing:	
Lighting:	

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**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.



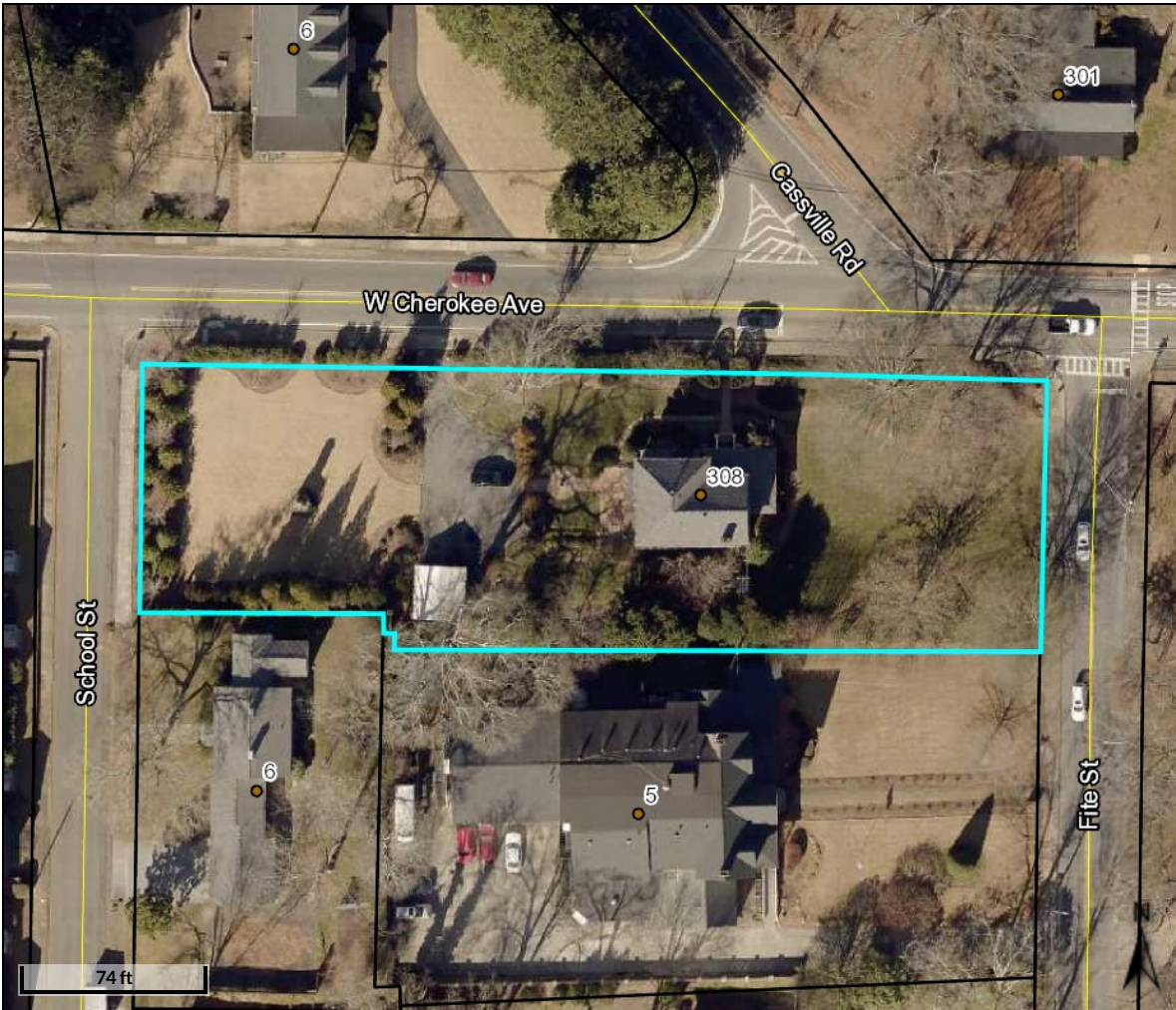
Image capture: Aug 2019 © 2022 Google

← 308 W Cherokee Ave

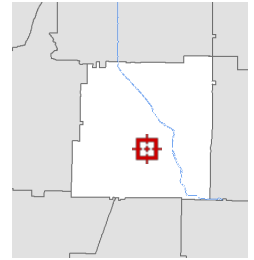
All

Street View & 360°







Previous Garden Shed. Image taken Aug. 2019.



**Overview**



**Legend**

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

<b>Parcel ID</b>	C002-0008-003	<b>Alternate ID</b>	32158	<b>Owner Address</b>	EDWARDS JAMES BRYAN &
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		WHITE JULIA ELIZABETH
<b>Property Address</b>	308 W CHEROKEE AVE	<b>Acreage</b>	0.65		308 WEST CHEROKEE AVE
					CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 484 D 4				
	(Note: Not to be used on legal documents)				

Date created: 5/10/2022  
 Last Data Uploaded: 5/9/2022 9:50:05 PM

Developed by  **Schneider**  
 GEOSPATIAL



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

\*Applicant: Julie & Bryan Edwards

Project Address: 308 W Cherokee Ave

Mailing Address (if different than project address):  
\_\_\_\_\_

Phone: 770-547-5987

Email: bedwards@nilesbolton.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 \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Contributing \_\_\_\_\_  
 Zoning \_\_\_\_\_  
 Legal Advertisement \_\_\_\_\_  
 Notified Adjacent \_\_\_\_\_  
 HPC Hearing \_\_\_\_\_  
 HPC Decision \_\_\_\_\_  
 COP Expiration \_\_\_\_\_  
 Project Completion \_\_\_\_\_  
 Tax Parcel \_\_\_\_\_

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Existing Building Type:

- Residential One, Two or Multi-family \_\_\_\_\_
- Commercial Garage, Storage \_\_\_\_\_
- Other Covered Parking & Storage Bldg

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

New Covered Parking & Storage Building to replace existing shed that was damaged by fire due to lightning.

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: June 1, 2022

Anticipated Completion: August 1, 2022

Contractor/Consultant/Architect: Homeowner is Architect. Contractor TBD.

**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 4/14/2022 Signature Bryan Edwards

## 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]

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Application for a new Covered Parking & Storage Building to replace an existing shed that was damaged by fire due to lightening. Shed has been demolished.

See attached Design Package for the following drawings:

- 1) Project Location Map
- 2) Proposed Site Plan (including Landscape Plan)
- 3) Architectural Elevations (including Floor Plan, Design Notes & Description of Construction Materials)
- 4) Photographs of Proposed Site & Adjoining Properties

## 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.

308 W CHEROKEE AVE - CARTERSVILLE, GA

**CARTERSVILLE HPC**

**CERTIFICATE OF PRESERVATION APPLICATION**

APRIL 14, 2022

APPLICANTS:

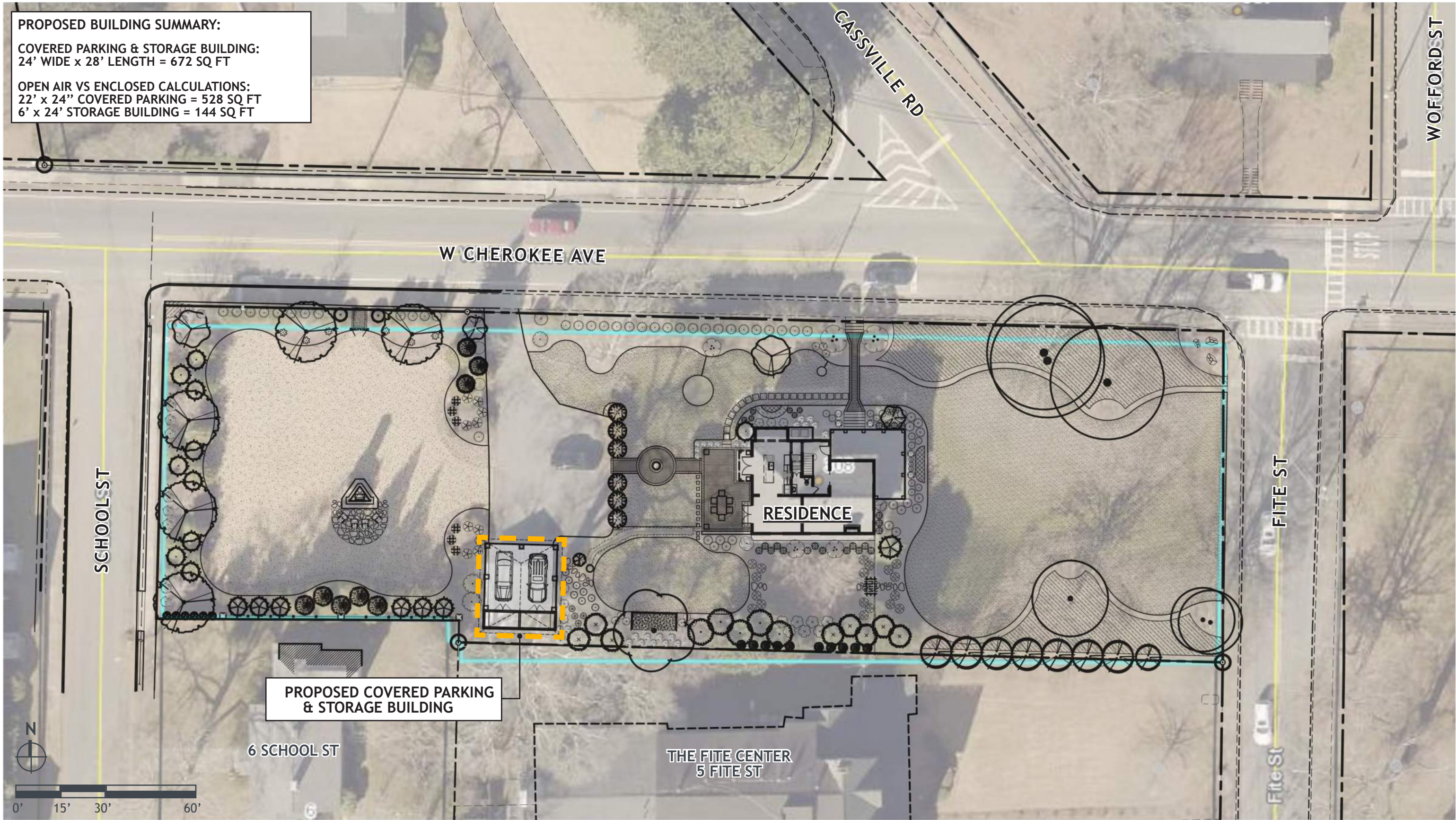
**Julie & Bryan Edwards**



# Covered Parking & Storage - Project Location Map

308 W Cherokee Ave - Cartersville, GA

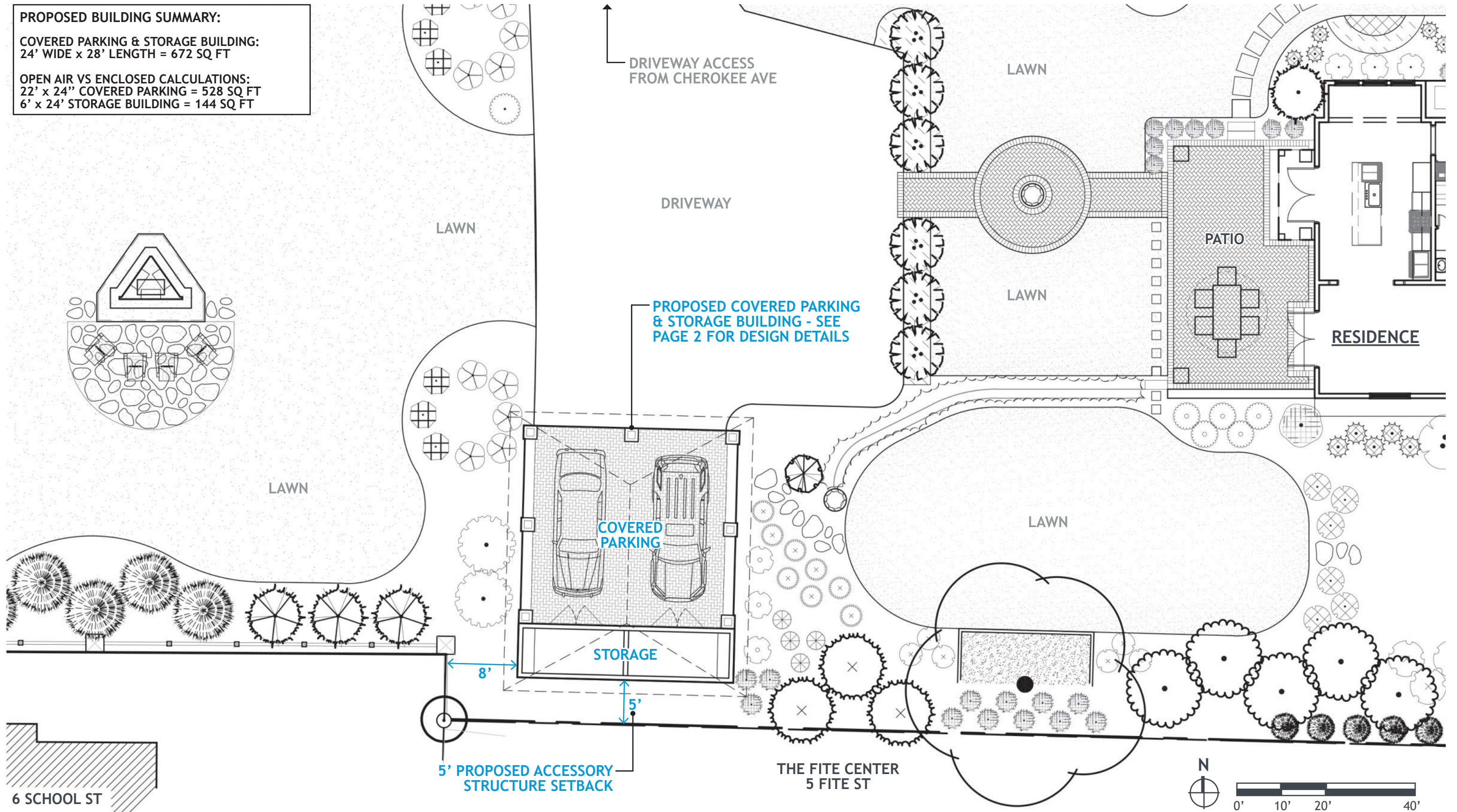
**PROPOSED BUILDING SUMMARY:**  
COVERED PARKING & STORAGE BUILDING:  
24' WIDE x 28' LENGTH = 672 SQ FT  
  
OPEN AIR VS ENCLOSED CALCULATIONS:  
22' x 24" COVERED PARKING = 528 SQ FT  
6' x 24' STORAGE BUILDING = 144 SQ FT



# Covered Parking & Storage - Proposed Site Plan

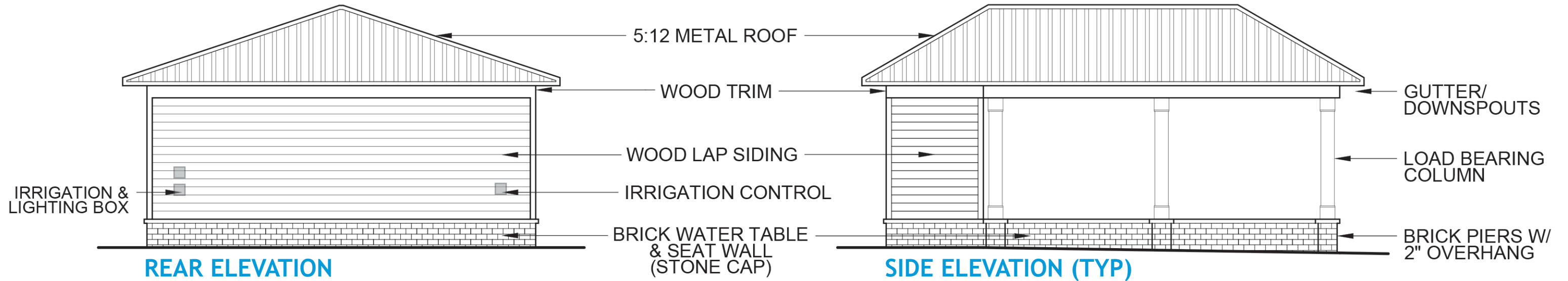
308 W Cherokee Ave - Cartersville, GA

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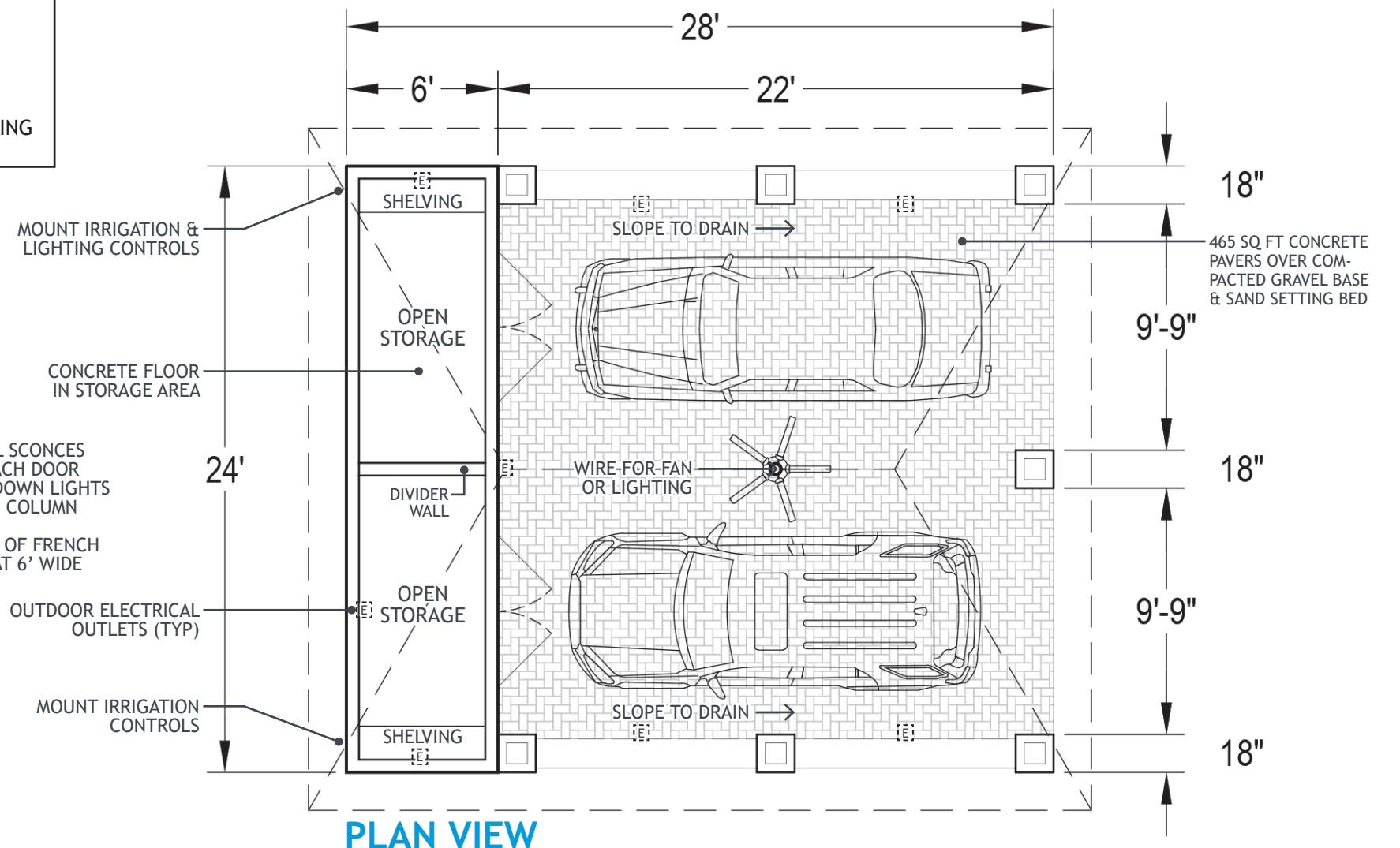
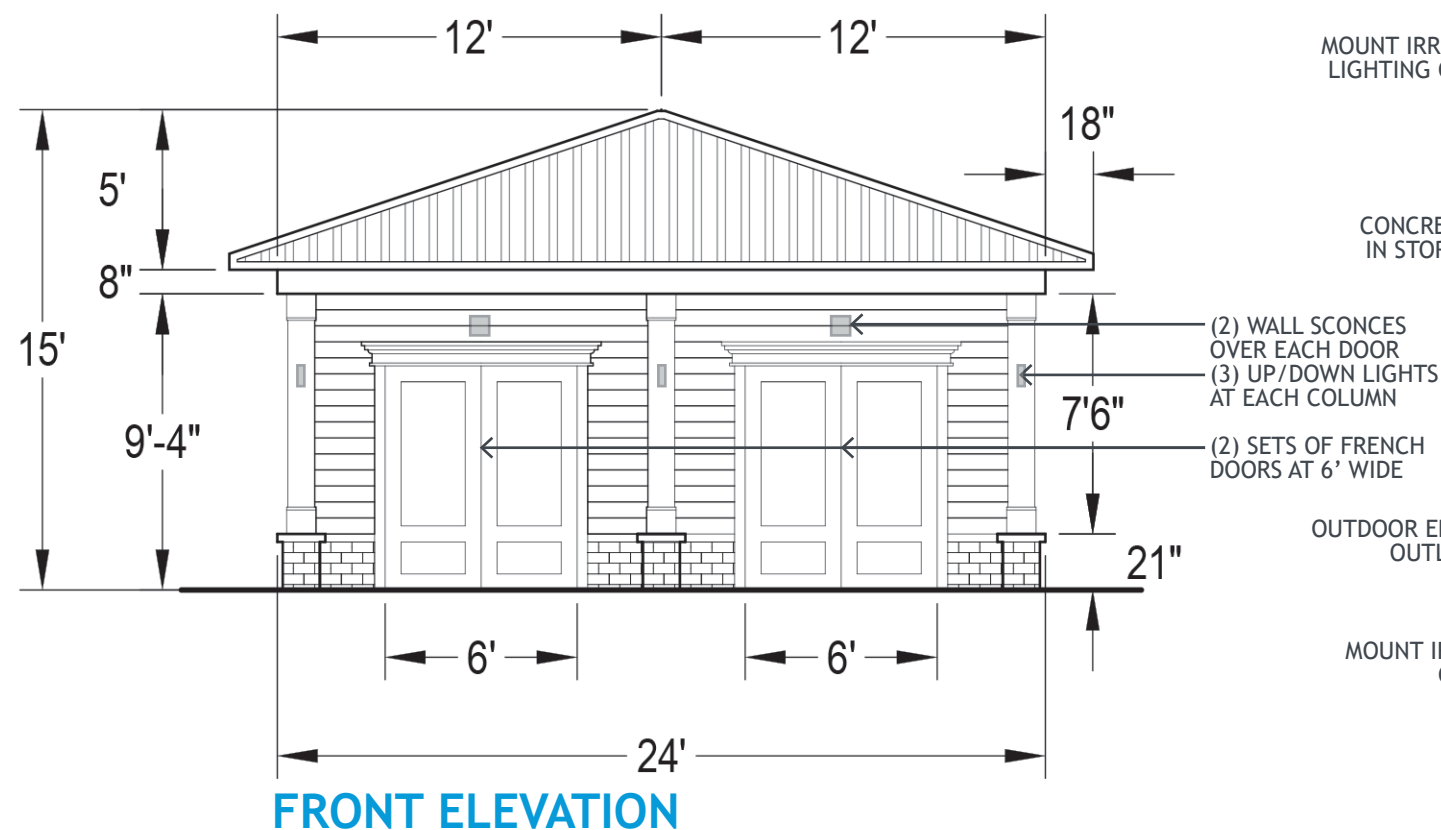


# Covered Parking & Storage - Architectural Elevations

308 W Cherokee Ave - Cartersville, GA



- DESIGN NOTES & DESCRIPTION OF CONSTRUCTION MATERIALS:**
- ALL DESIGN ELEMENTS & DETAILS TO MATCH EXISTING RESIDENCE TO THE EXTENT POSSIBLE.
  - INCLUDES BRICK SEAT WALL, STONE CAP, COLUMNS, WOOD SIDING, TRIM DETAILS, & METAL ROOFING.
  - FRENCH DOOR STYLE AND PARKING FLOOR TBD BY OWNER & CONTRACTOR.
  - LIGHTING DESIGN/FIXTURES, ELECTRICAL & IRRIGATION TO BE COORDINATED WITH OWNER.
  - CONTACT OWNER FOR PAINT COLORS.
  - DRAWINGS PROVIDED FOR PRICING & DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR ENSURING CONSTRUCTION MATCHES EXISTING HOME DESIGN. ALL CHANGES TO BE APPROVED BY OWNER.



# Photos of Proposed Site & Adjoining Properties

308 W Cherokee Ave - Cartersville, GA

**MAIN RESIDENCE - FRONT ELEVATION**



**PROPOSED SITE**



**ADJOINING PROPERTY - 5 FITE ST**



**MAIN RESIDENCE - SIDE YARD**



**PROPOSED SITE**



**ADJOINING PROPERTY - 6 SCHOOL ST**

