



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 23-05

HPC Meeting – 2-21-23

Application Information

Address: 7 South Ave.
 Applicant: Jeff and Kelly Spratt
 Historic District: Olde Town
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side= 8ft.

Brief Description: Add detached garage to rear yard

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 –	

The following scope of work is proposed:

1. Pour a 22' x 40' concrete slab for a foundation for the garage and future pool house.
2. Construct a 22' x 22' detached garage in rear yard.
3. Add (1) garage door, metal *
4. Add (1) man-door, wood or metal *
5. Add (1) window, PVC *
6. Siding to match house, wood or cement board *
7. Roof to be asphalt shingle and a hip roof. *

History of the Property- Bartow County Tax assessor's records state the original structure was built in 1908. The GHRs survey states 1908.

Admin. Approval for swimming pool in rear yard. Approved. 1-10-22.

COP20-16. Addition to rear of home. Approved. 6-16-2020.

COP07-03 for a rear building addition and detached garage. Approved 2-20-07.

Analysis of the COP:

The 2300sf. home was constructed in c.1908 and is historic, contributing. Several modifications have been proposed or made to the rear of the home including a rear addition in 2007, COP07-03, and a closet/ storage room that was added (No record of HPC review was found).

This application proposes to construct a 22' x 40' concrete slab for the immediate construction of a 22' x 22' detached garage near the rear property line. A pool house is planned on the remaining slab at a future date.

The garage materials are expected to match the house. Confirmation of the materials for the garage has been requested. The garage appears to meet all zoning requirements.

The driveway is expected to be extended to the garage.

Commissioners Work Sheet

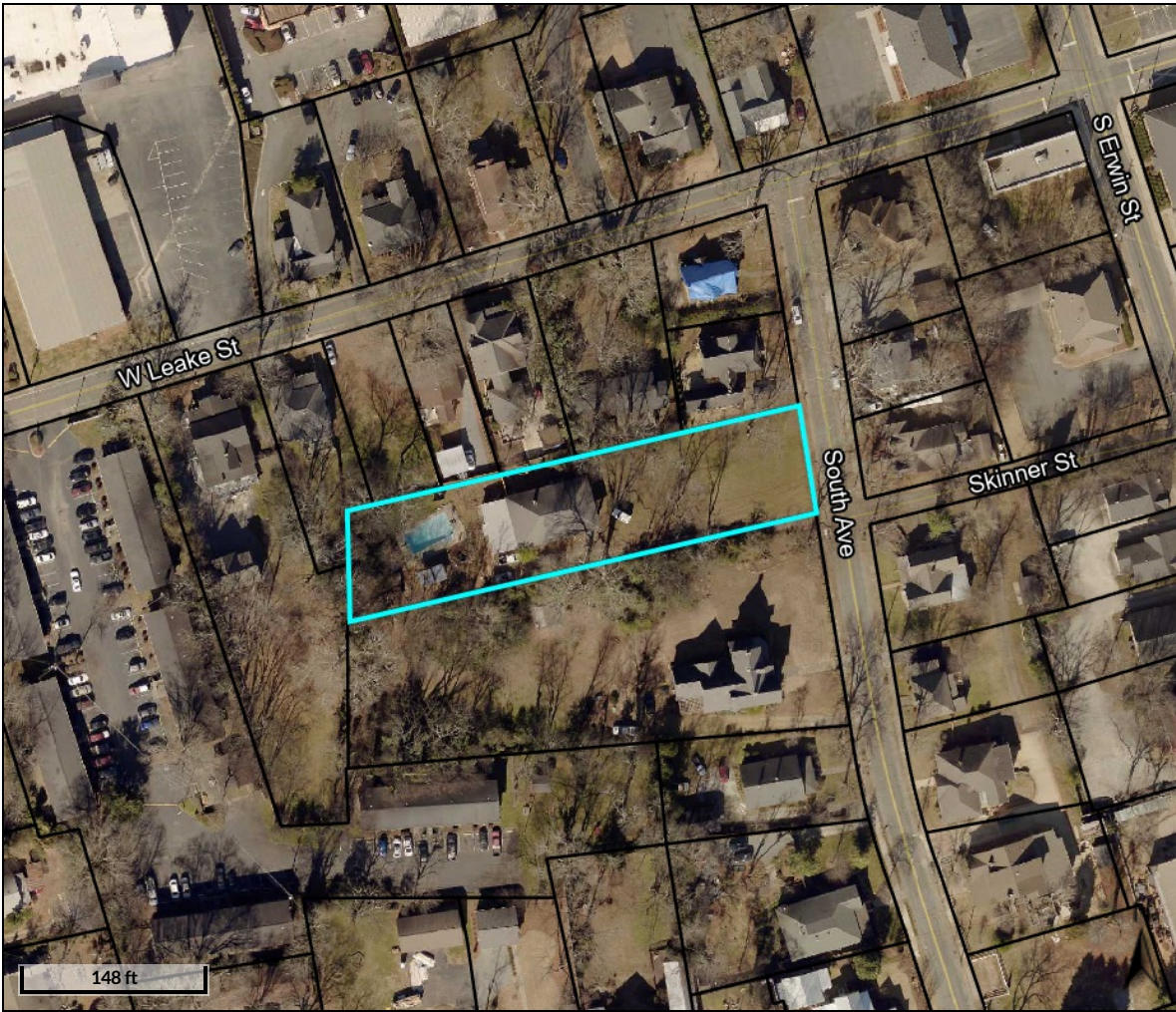
Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt shingles (House)	Asphalt *
Siding	Wood (House)	Cement Fiber Board *
Windows	Wood (House)	Vinyl *
Doors	Unknown	Wood or metal
Garage door	---	Metal *
Foundation	---	Conc. Slab on grade
Misc-		
Steps		
Trim and		
Ornamentation	---	TBD *

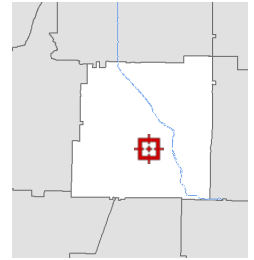
* Material is a best guess at the time of publication. A materials list was not submitted with the application. Confirmation of the materials was requested on 2-16.

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.


Notes:



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C002-0001-003	Alternate ID	32056	Owner Address	SPRATT KELLY & JEFFREY
Sec/Twp/Rng	n/a	Class	Residential		7 SOUTH AVENUE
Property Address	7 SOUTH AV	Acreage	0.72		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL482-483 D 4				

(Note: Not to be used on legal documents)

Date created: 2/16/2023
Last Data Uploaded: 2/15/2023 10:31:07 PM

Developed by  **Schneider**
GEOSPATIAL

2020 2/1/23

Cartersville Historic Preservation Commission
CERTIFICATE OF PRESERVATION APPLICATION



*Applicant: Jeff Spratt
 Project Address: 7 South Ave
 Mailing Address (if different than project address): _____
 Phone: 912-399-2074
 Email: jeffspratt61@yahoo.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 23-05
 Date Received 2/1/23
 Contributing Y c. 1908
 Zoning R-7
 Legal Advertisement 2-14-23
 Notified Adjacent _____
 HPC Hearing 2-21-23
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C 002-0001-003

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Existing Building Type:

Residential One, Two or Multi-family _____
 Garage, Storage 2 car

Commercial

Other _____

Brief Project Description (example: addition of sunroom, installation of fence)
Replace damaged shed w/ 2 car garage with carport and drive.

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: ASAP

Anticipated Completion: _____

Contractor/Consultant/Architect: Derek Mackey
Hometown Construction

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 1/31/23 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]

See attached plans

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.

From: Samantha Fincher

sfincher@cityofcartersville.org

Subject: 7 South Ave proposed pool house

Date: Jan 25, 2023 at 2:39:21 PM

To: hometownconstruction@hotmail.com

Cc: David Hardegree

dhardegree@cityofcartersville.org

Derek,

The permit application is attached, and the aerial view is below. if you have any questions please let me know.

David,

Is this something that can be approved administratively? Or will he need HPC review for a pool house?

Thanks!



Samantha Fincher

10 North Public Square

P.O. Box 1390

Cartersville, Georgia 30120

770-387-5661

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Cartersville, Georgia 30120

770-387-5661

Plan 51536 | Order Code: 00WEB

FamilyHomePlans.com
800-482-0464



Specifications

- ▶ 2 Car Garage
- ▶ 22'0" Wide x 40'0" Deep

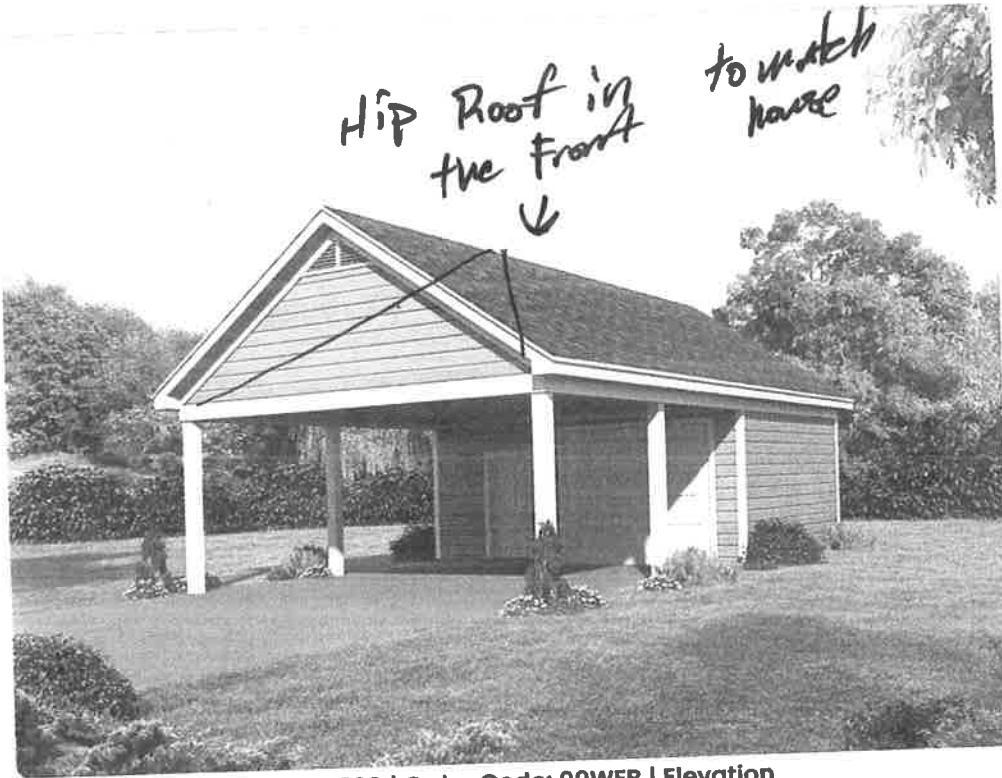
Available Foundation Types:

- ▶ Slab

Plan Pricing

- ▶ PDF File: \$875.00
 - ▶ 5 Sets: \$980.00
 - ▶ 5 Sets plus PDF File: \$1,050.00
 - ▶ CAD File: \$1,295.00
 - ▶ Materials List: \$343.75
 - ▶ Right Reading Reverse: \$50.00
- All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.
- ▶ Additional Sets: \$35.00

** prices shown w/o any discounts applied*

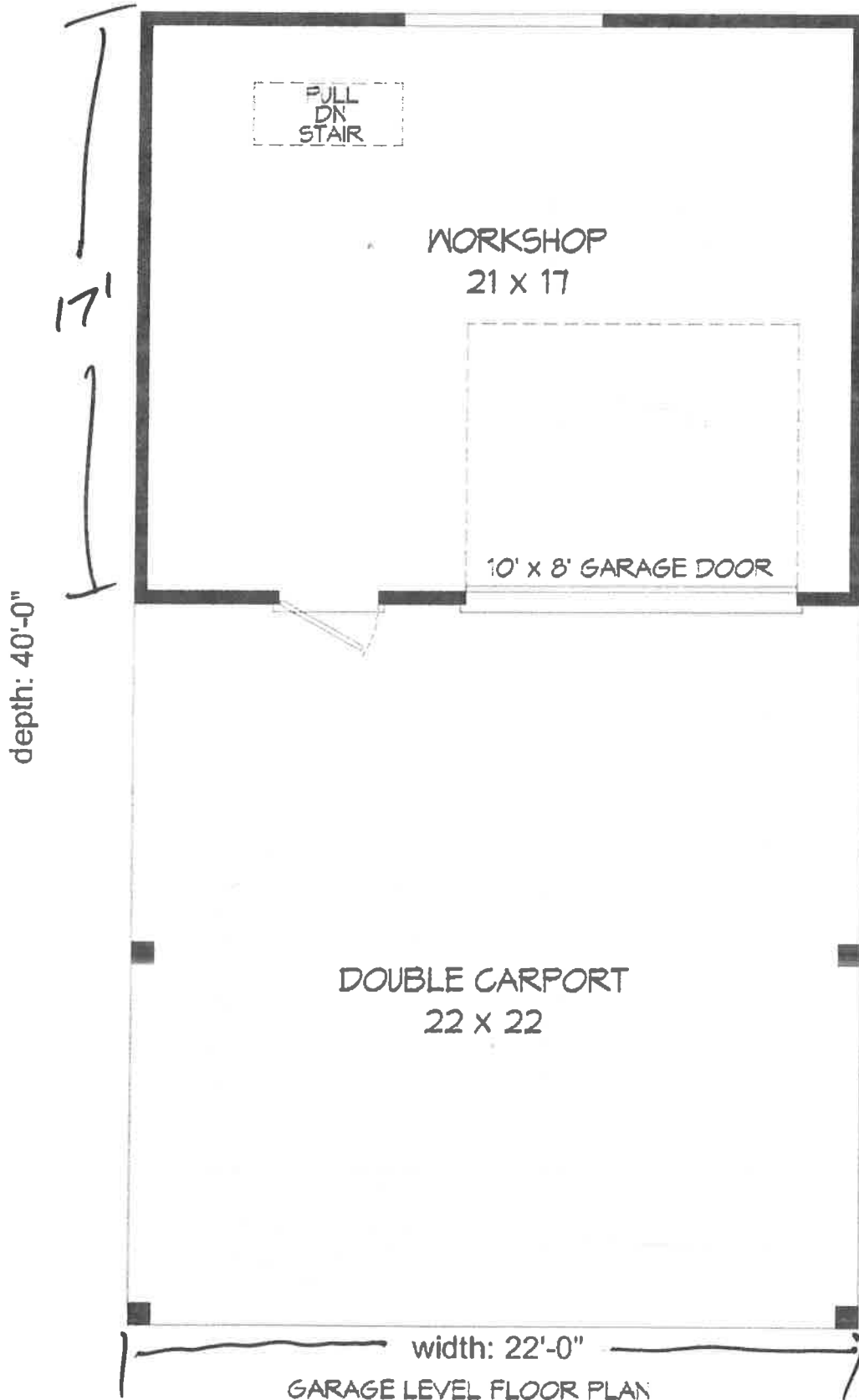


Plan 51536 | Order Code: 00WEB | Elevation

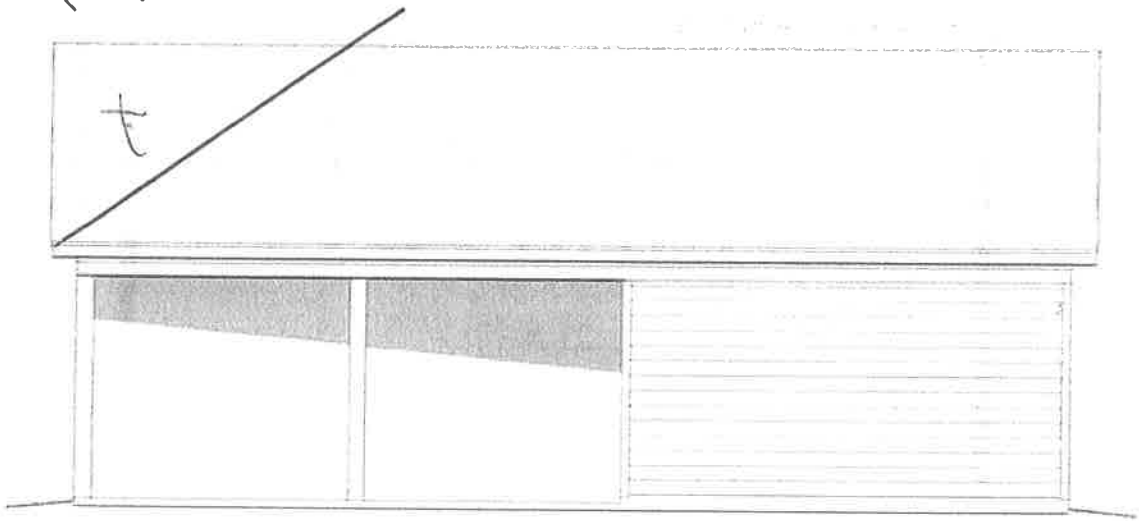
↻ REVERSE PLAN

Jeff &
Kelli Spratt

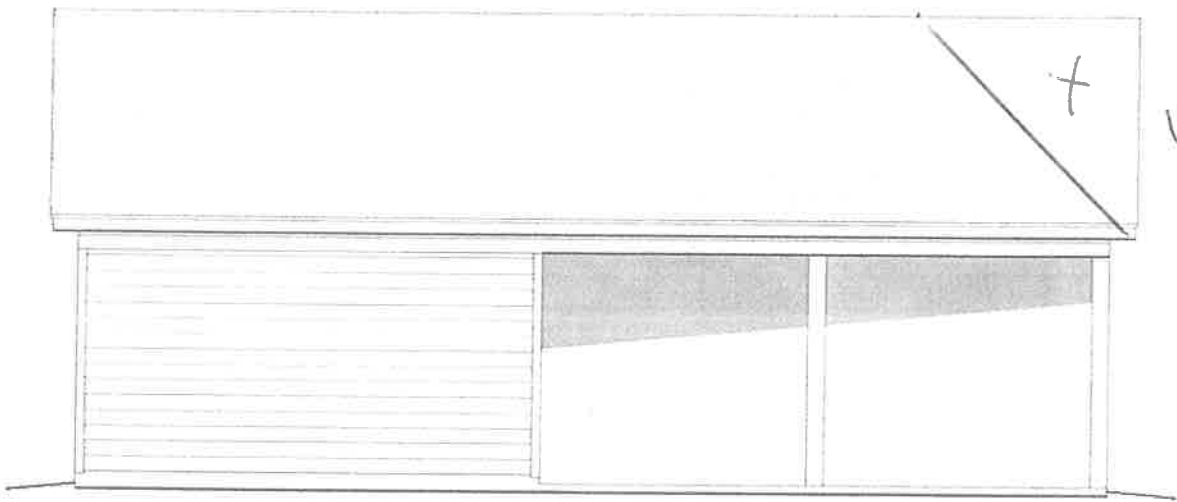
Reverse the Doors



Hip Roof

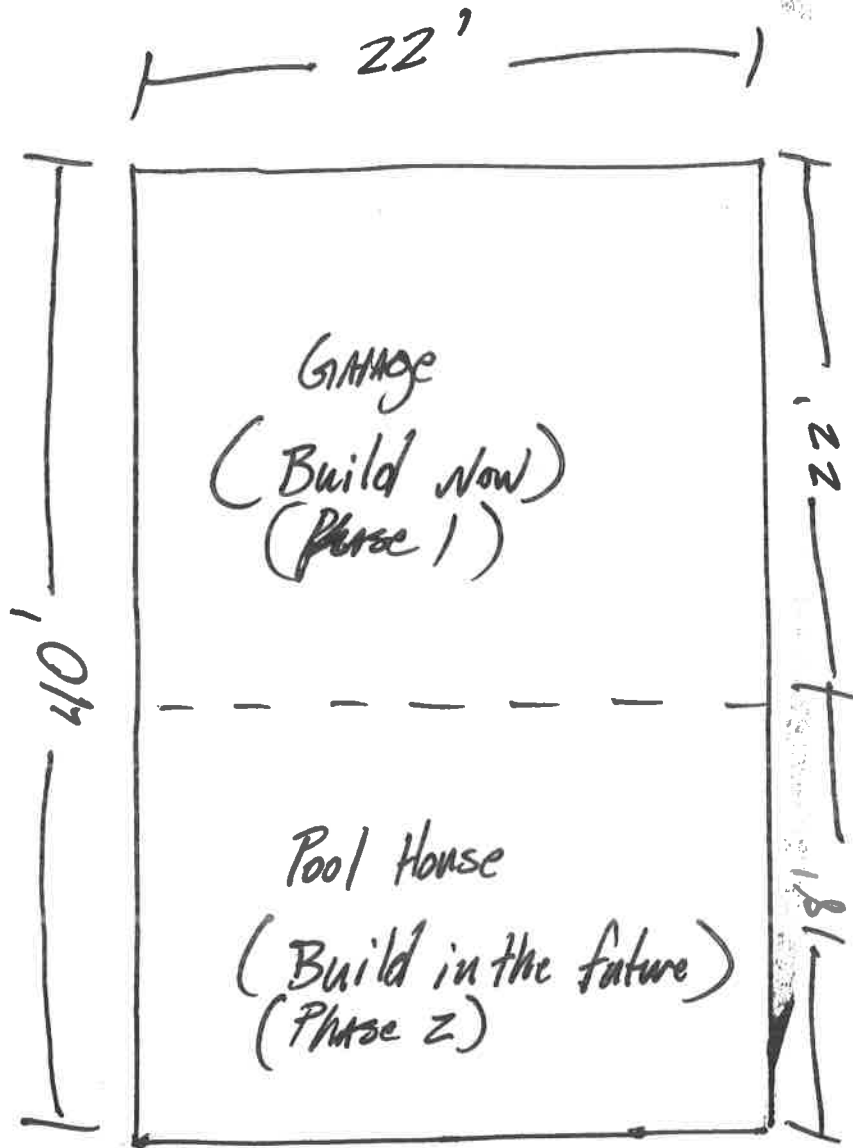


Hip Roof



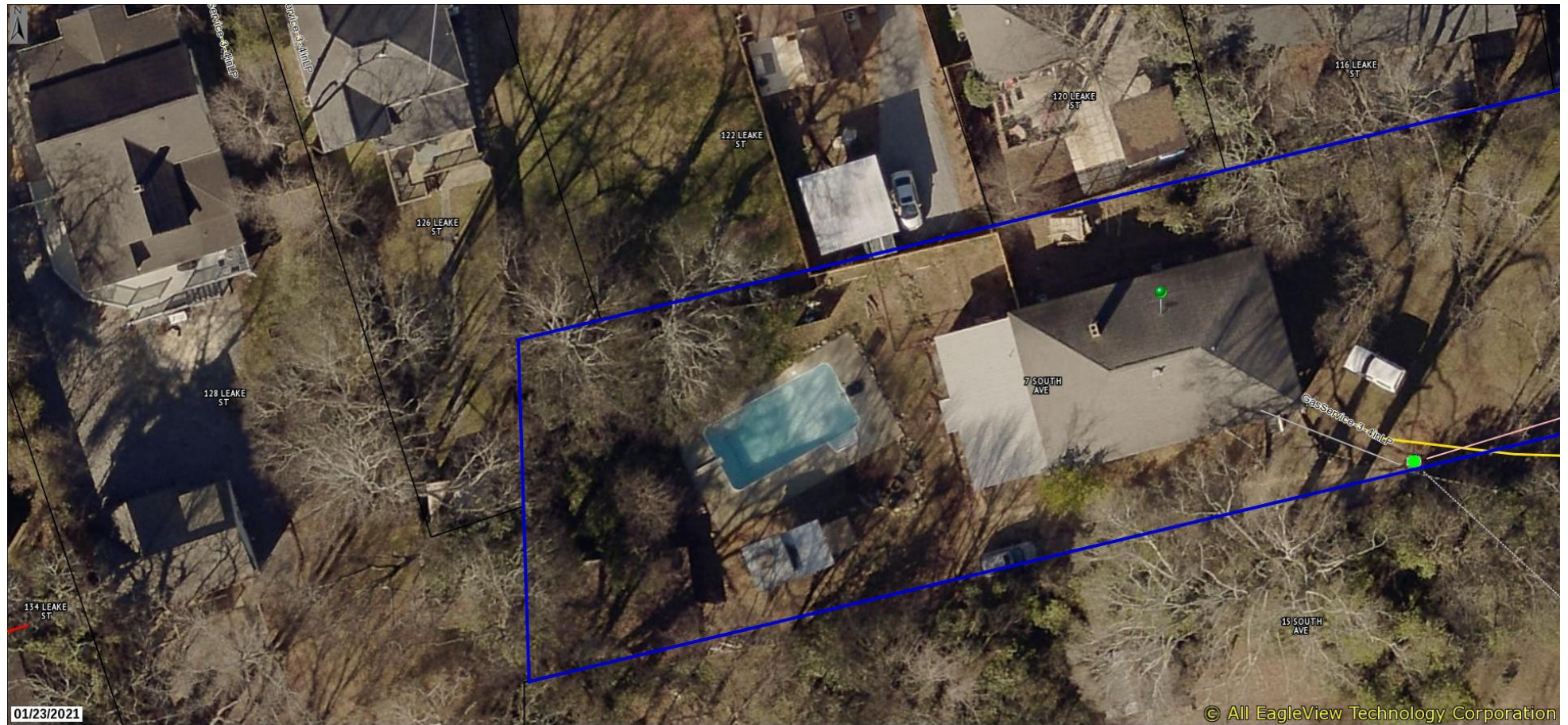
Jeff & Kelly Spratt owners
7 South Ave.
Charlottesville, GA 30120

Builder:
Derek Mackey
770-527-7937 cell



Pour the slab Now for both.
We will come back to attach the pool house when
the owner is financially ready.
So we will pour a 40' x 22' slab all at one time.

7 South Ave. Rear Yard



7 South Ave. Rear Yard

