



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 21-11 REV-1

HPC Meeting – 4.19.22

Application Information

Address: 7 Oakland St.
 Applicant: Jeffrey C. Glover
 Historic District: West End
 Zoning: R-20
 Setbacks: Front= 20ft. Rear= 20ft. Side= 10ft.

Project Summary: Revisions to exterior to modify the front porch, add greenhouse, add deck, add privacy fence, and add new driveway and walkway.

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	PART TWO: New Construction
X	G. Driveways, Walkways, and Off-Street Parking	
	H. Lighting	PART THREE: Relocation
	I. Windows and Doors	
X	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: Exterior renovations and additions as outlined in the the following scope of work:

Front Porch

1. Simplify the look and list of materials as shown in the original COP application.
2. Add shed roof to porch instead of gabled roof.
3. Asphalt shingles or metal roof (To be determined).
4. Add square, wood columns with simple, flared base and top.
5. Add wood handrail. Pickets to be metal or wood (To be determined).
6. Add wood box steps to side and front of porch to walkway.
7. Add paver walkway from porch to driveway.

Greenhouse

1. Add a 6' x 10' greenhouse to southwest corner of house.
2. Roof to be a shed roof.

Deck

1. Add 8' x 10' PT wood deck to patio to transition between the house and patio. Elevation change is approx. 2ft. from house floor to patio.

Fence:

1. Add 6ft. wood, privacy along sideyard property line. Fence will meet zoning requirements for front yard setback.

Driveway

1. Add modern style concrete panel driveway for access to Oakland St.
2. Driveway to have grass seams.

Landscaping

1. Add trees and shrubs per landscape plan.

History of the Property- Bartow County Tax assessor's records state the structure was built in 1953. GHRS states 1950-1959.

COP21-11: Various major renovations to exterior. Approved 4-20-21.

COP20-10. Various renovation tasks. Approved 3-17-2020.

Analysis of the COP:

The ranch home is historic, non-contributing. Most of the previously approved renovations are complete. This revision is to address the front porch and several other additions.

There are no design standards for non-contributing structures, including ranch homes. The commission must determine if the proposed modifications will have an adverse effect on the district. The fence, deck, greenhouse and walkway will likely have a negligible impact on the

district. The porch revisions and driveway will likely have a longer lasting impact on the district, but not necessarily an adverse impact.

There are numerous examples in the district of front porches with a shed roof, simple square wood posts, and wood box steps from the porch to the ground. Metal and asphalt shingle roofs are also found throughout the district. There may be examples of wood railing with metal spindles, but the majority of spindles are wood or a similar wood composite material.

Incorporating a modern styled driveway with concrete panels and grass strips is unique to the district. Driveways are often continuous features composed of the same material. Variations in design and mixing of materials are also common. The commission will need to determine if the proposed driveway design is appropriate for the extensively modified structure and for the district.

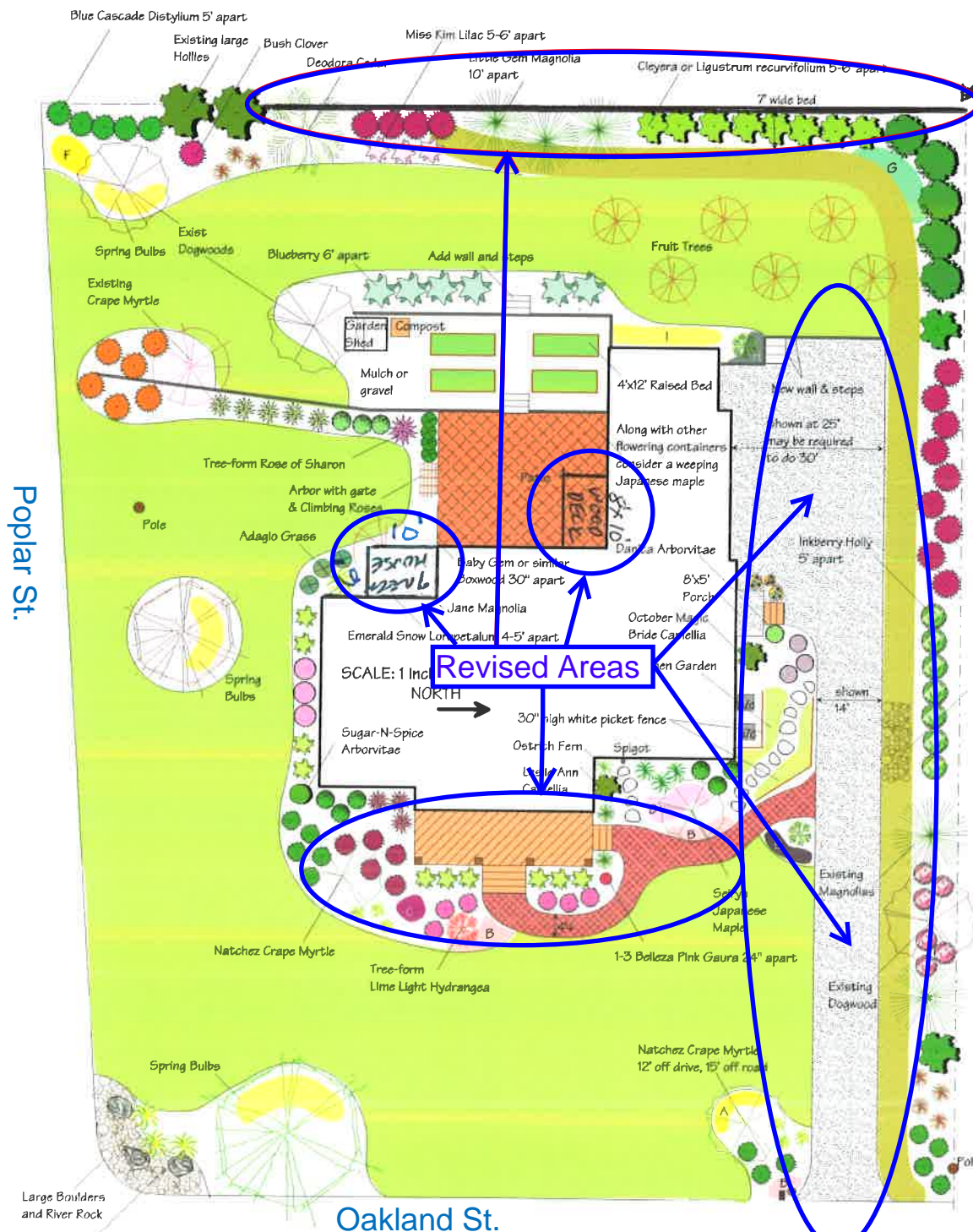
Commissioners Work Sheet

Materials:	Existing Materials	Materials to be Used
Roof (Porch)	---	
Siding	---	
Windows	---	
Doors	---	
Exterior Lighting		
Foundation	---	
Deck	---	
Steps	---	
Trim and 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.

Black 6' wood fence



- A. 11 Happy Returns or similar Daylily 24" apart
- B. Seasonal Color
- C. 3 Purple Majesty Salvia 30" apart
- D. Approx 12 Japanese Painted Fern 24" apart
- E. 11 Dark Moody Blues Veronica 18" apart
- F. 7-9 Black-Eyed-Susan 24-30" apart
- G. Approx 10 Iris 24" apart
- H. 7 Georgia Blue Veronica 18-24" apart
- I. Large bed of mixed Daylilies

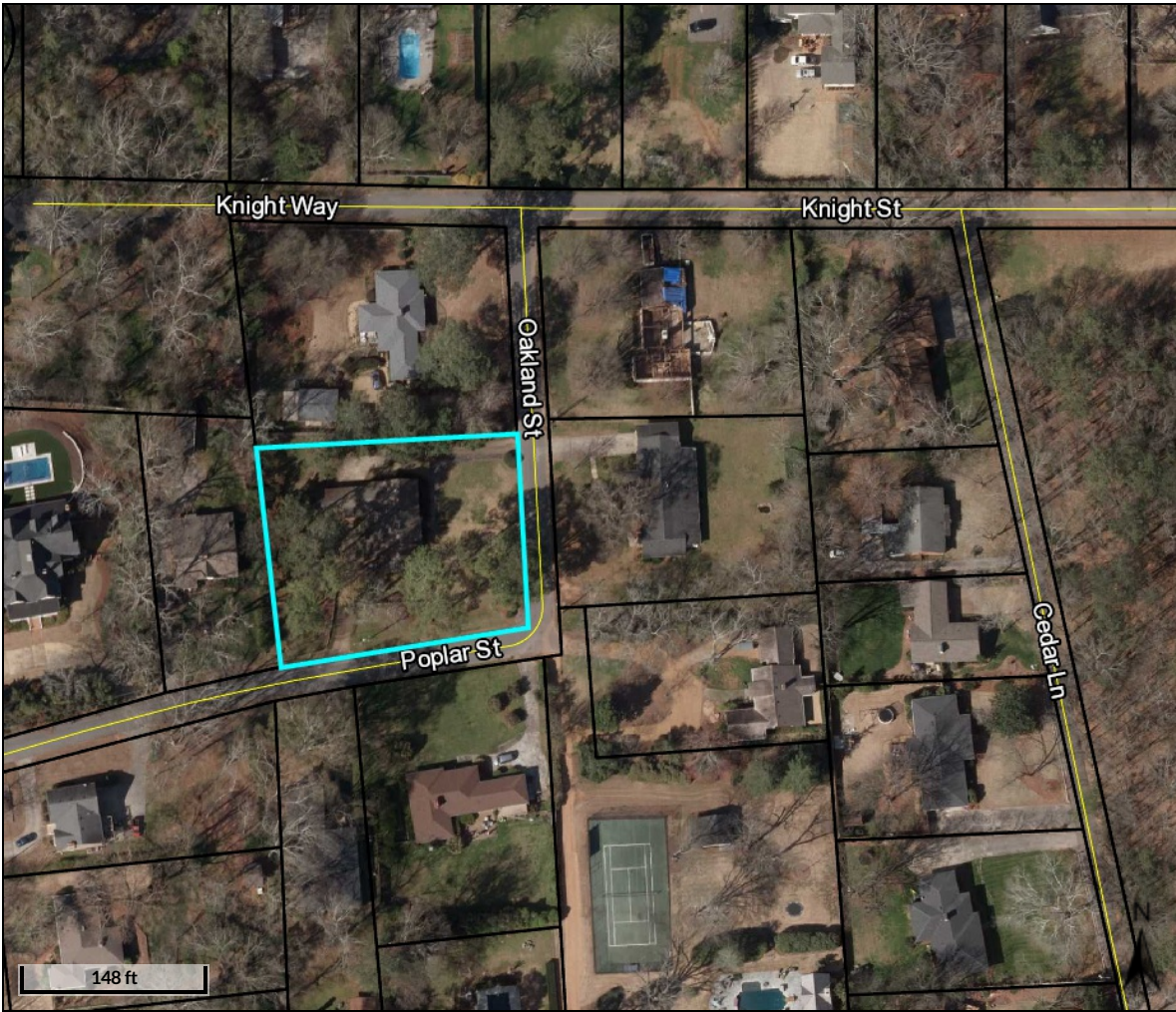
- Ever Red Loropetalum 5-6' apart
- Golden Globe Arborvitae
- Caryopteris 5' apart
- Creeping Gardenia 4' apart
- Little Lime Hydrangea 4' apart
- Chindo Viburnum 8' apart
- Rose Creek Abelia 6' apart

Dry Creekbed
 Deep swale approx 5' wide.
 Line with river rock

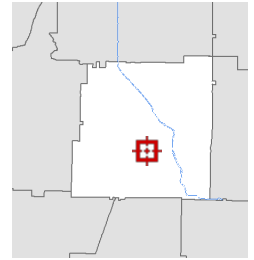
- Anthony Waterer Spirea 4-5' apart
- Autumn Coral or similar dwarf Encore Azalea 4-5' apart
- Osmanthus Fragrant Tea Olive
- Little Quick Fire Hydrangea 4-5' apart
- Purple Daydream Loropetalum 4-5' apart
- Cassian Grass 4' apart
- Cinnamon Girl Distylium 4-4.5' apart
- Swing Low Distylium 4-5' apart
- Fugster Pink Butterfly Bush 4' apart
- Phenomenal Lavender 30-36" apart
- Soft Caesee Mahonia 3-4' apart
- Daisy or similar Gardenia 4' apart
- Yewtopia Plum Yew
- Muhly Grass 4-5' apart

Revised Areas

Oakland St.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C015-0004-006	Alternate ID	33802	Owner Address	MEIN MARCIA
Sec/Twp/Rng	n/a	Class	Residential		7 OAKLAND STREET
Property Address	7 OAKLAND ST	Acreeage	0.71		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LTS 5&6 HOYLE DEAN SUB LL523 LD4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/15/2021
 Last Data Uploaded: 4/14/2021 9:45:35 PM

Developed by  Schneider
 GEOSPATIAL

Reel 46/102



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Jeffrey C. Gwin LLC.
Project Address: 7 OAKLAND DR
Mailing Address (if different than project address):

Phone: 704-694-0550
Email: JeffreyGwin@Bellsouth.net

*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>COP21-11 REV 1</u>
Date Received	<u>4-6-22</u>
Contributing	<u>No C.1953</u>
Zoning	<u>R-20</u>
Legal Advertisement	<u>4-12-22</u>
Notified Adjacent	
HPC Hearing	<u>4-19-22</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>CO15-0004-006</u>

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Existing Building Type:
 Residential One, Two or Multi-family
Garage, Storage _____
 Commercial
 Other ADDITIONAL WORK / CHANGE

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

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: _____
Anticipated Completion: _____

Contractor/Consultant/Architect: Jeffrey C. Gwin, LLC.

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 4-6-2022 Signature

Revised
4-6-22

Cap 21-11 REV-1

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

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]

- GO TO A SHED ROOF OVER FRONT PORCH INSTEAD OF GABLE
- ADD GREENHOUSE TO REAR OF HOME
- STEP DOWN DECK TO PATIO (8x10 APPROX.)
- BLACK WOOD PRIVACY FENCE IN REAR OF YARD TO HIDE POWDER CONCRETE WALL
- UNIQUE DRIVEWAY DESIGN
- SHINGLED OR METAL ROOF ON FRONT PORCH
- METAL OR WOOD PICKET
- WOOD BOXED STEP TO FRONT YARD AND OFF RIGHT SIDE OF FRONT PORCH
- PAVED WALKWAY TO DRIVEWAY

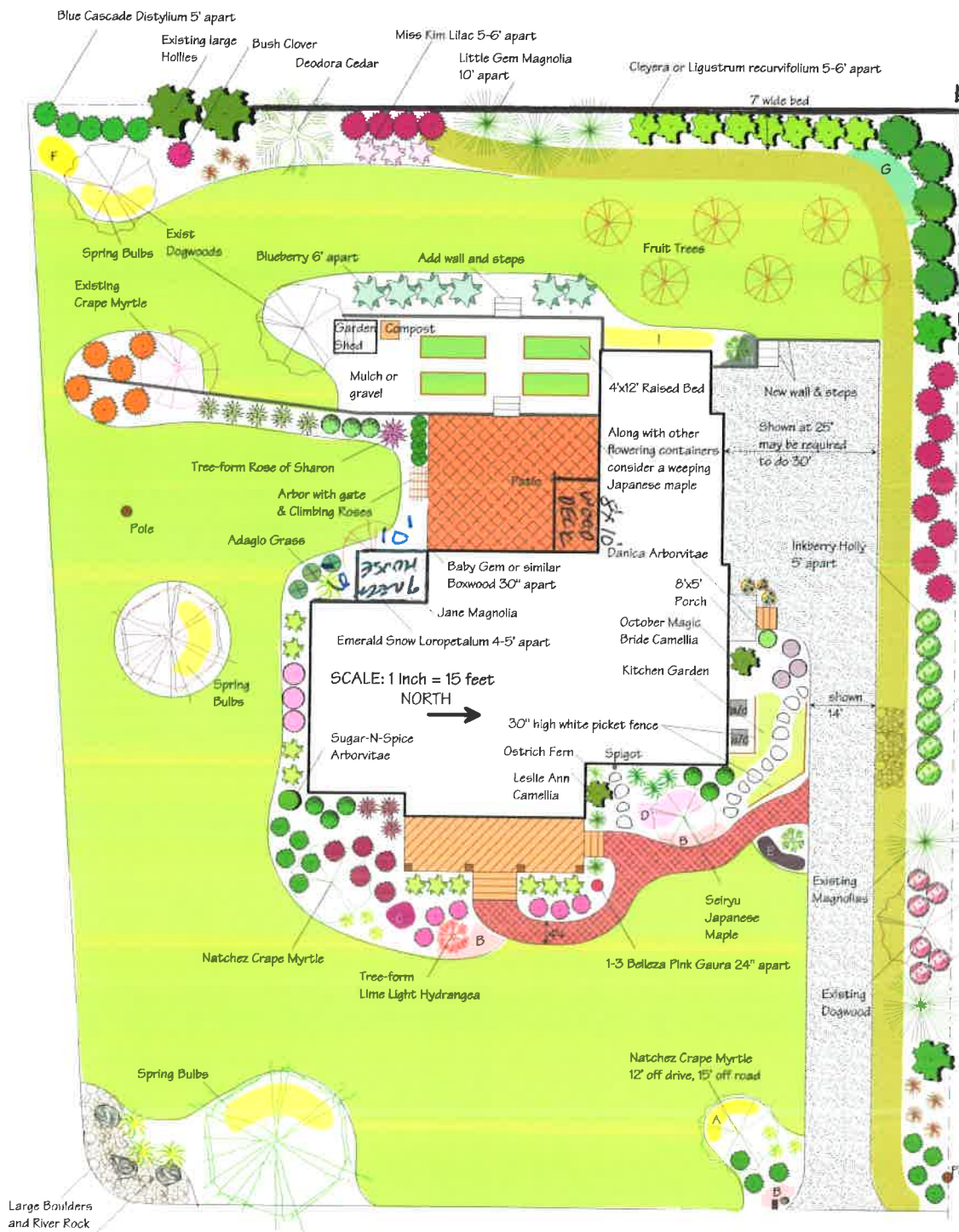
PRECEDENCE OF DECISIONS

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.

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

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- Yewtopia Plum Yew
- Muhly Grass 4-5' apart

SCALE: 1 Inch = 15 feet
NORTH

Front Porch Examples

Option A



Courtesy of Cumberland Landesign
for Front-Porch-Ideas-And-More.com

Option B

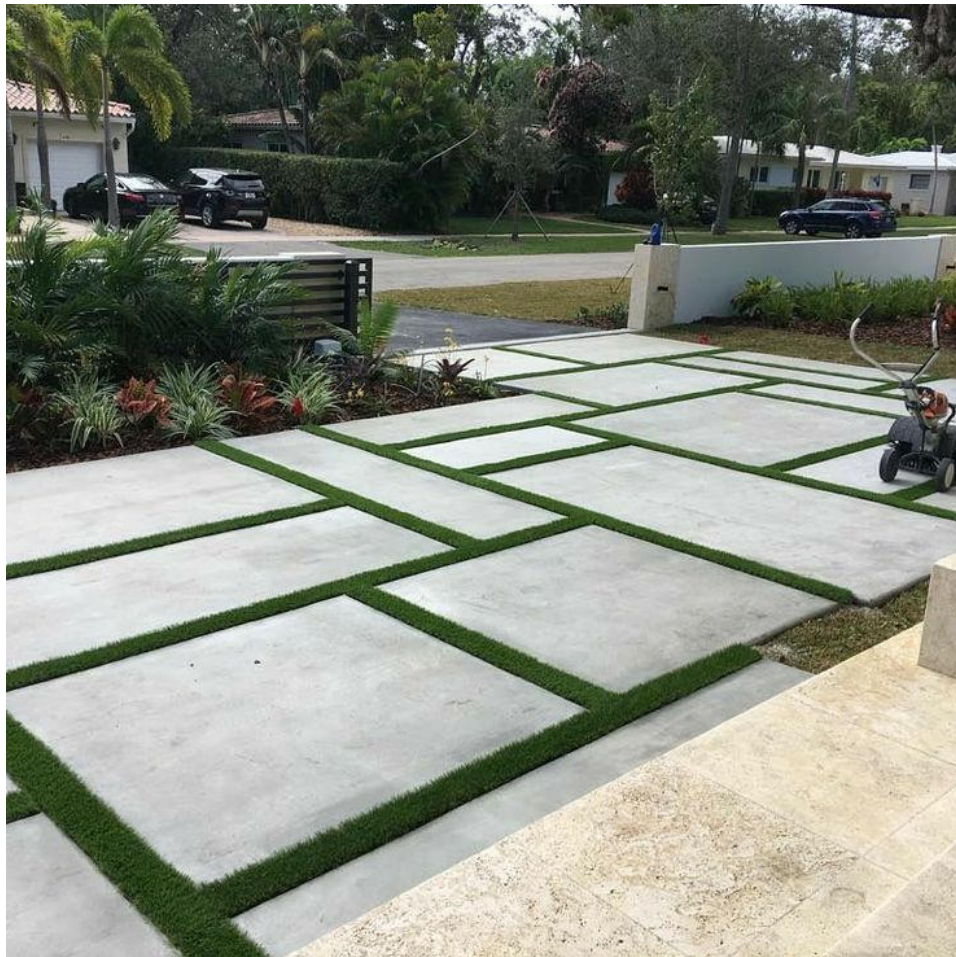


Option C



Greenhouse example





Driveway
Example

Option A

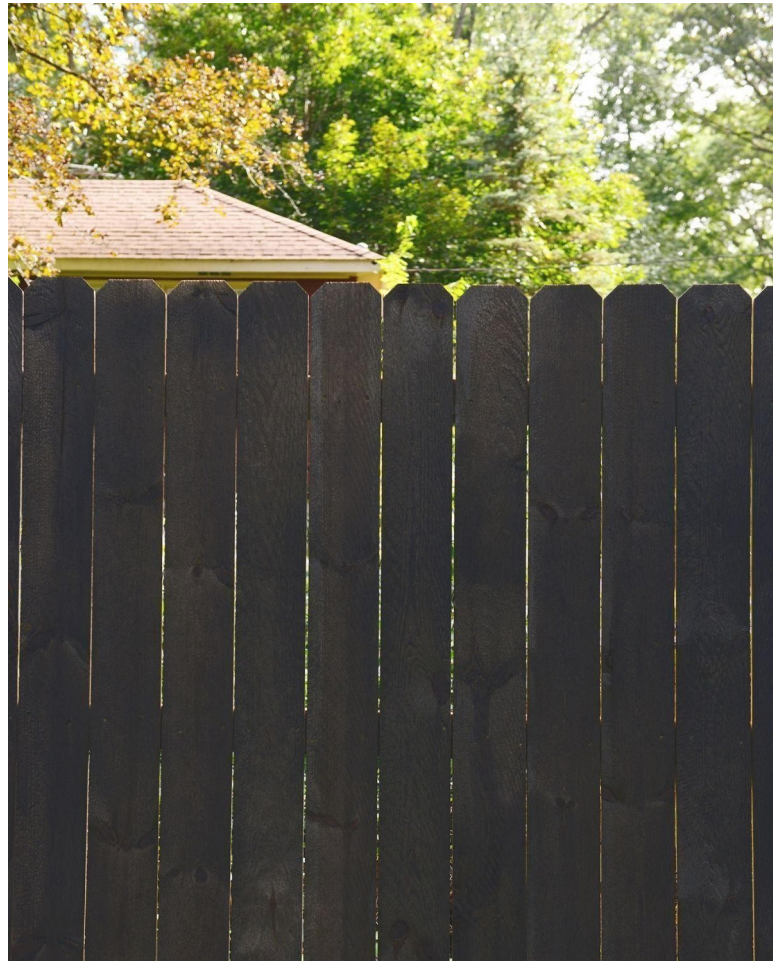


Driveway
Example

Option B



Driveway
Example
Option C



Privacy
Fence
Example