



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 23-27

HPC Meeting – 11/14/23

Application Information

Address: 4 Jones St.
 Applicant: Steve Erickson
 Historic District: Cherokee-Cassville
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Brief Description: Replace the existing railroad tie retaining wall along driveway with stone to match the existing stone retaining wall.

Applicable Guidelines to Consider- Sec. 9.25-55. Cherokee-Cassville Historic District

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	X M. Aesthetic Recommendations
D. Paint	
E. Roofs	PART TWO: Additions and New Building Construction
F. Exterior Walls	
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation of Structures
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 Tasks:

1. Remove existing railroad tie retaining wall along driveway. length: approx. 53ft.
2. Add new natural stone retaining wall along driveway. Max. height is approx. 2ft.

Staff Comments:

History of the Property- Bartow County Tax assessor's records state the house was built in 1941. No GHRS form available.

Previous COP on file:

COP 15-12: Building addition 1. Architectural shingle roof 2. Hardy plank siding 3. Wood windows with same dividers as windows on rest of the house 4. Exposed foundation of addition to brick veneer to match existing. Approved 5-19-2015.

COP21-09. Replace (22) wood windows with aluminum windows. Approved 4-20-21.

Analysis of the COP:

Property is historic, contributing.

The owner wishes to remove the deteriorated railroad-tie retaining wall in the front yard along the driveway/ parking area and replace it with Tennessee Field Stone to match the existing stone wall in the front yard. Approx. 53 ft in length ranging from 12-24 inches in height is planned for replacement.

The new wall will be a Tennessee Field Stone to match the existing retaining wall in the front yard.

Owner or contractor are advised to call "811" for a utility locate before replacing wall. Allow up to 10 days for utilities to be located.

HPC review guidelines are limited to Sec. 9.25-55, Part 1, Sec. M:

M. Aesthetic recommendations:

- 1. Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.*
- 2. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip lines of trees.*
- 3. Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.*

The proposed retaining wall type, dimensions and location are compliant with the zoning ordinance per Sec. 4.16.

Commissioners Work Sheet

Materials:

Hardscaping

Retaining Wall: Wood Stone

Drives:

Fencing:

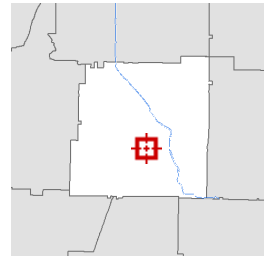
Lighting:

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.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C002-0019-020	Alternate ID	32287	Owner Address	ERICKSON MARY K
Sec/Twp/Rng	n/a	Class	Residential		ERICKSON STEPHEN W
Property Address	4 JONES ST	Acreage	0.38		4 JONES STREET
					CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL454 LD4 JONES ST SUMMERHILL				
	<i>(Note: Not to be used on legal documents)</i>				

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Developed by  **Schneider**
 GEOSPATIAL



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

*Applicant: Steve Erickson
 Project Address: 4 Jones St. Cartersville
 Mailing Address (if different than project address): 30120

Phone: 404 - 630 - 6423
 Email: ericksoneval@att.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>COP 23-27</u>
Date Received	<u>10/9/23 11:30pm</u>
Contributing	<u>Y - C PA1</u>
Zoning	<u>R-7</u>
Legal Advertisement	<u>11-7-23</u>
Notified Adjacent	
HPC Hearing	<u>11-14-23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C002-0019-020</u>

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Existing Building Type:

- Residential One, Two or Multi-family 1
- Commercial Garage, Storage _____
- Other _____

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

Build stack/mortar rock wall by driveway

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: October 2023

Anticipated Completion: spring 2024

Contractor/Consultant/Architect: self

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 10/9/23 Signature Steve Erickson

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]

Stacked/mortared rock wall
on 2 sides of existing driveway.

Remove current railroad ties where
rock wall will be.

Materials:

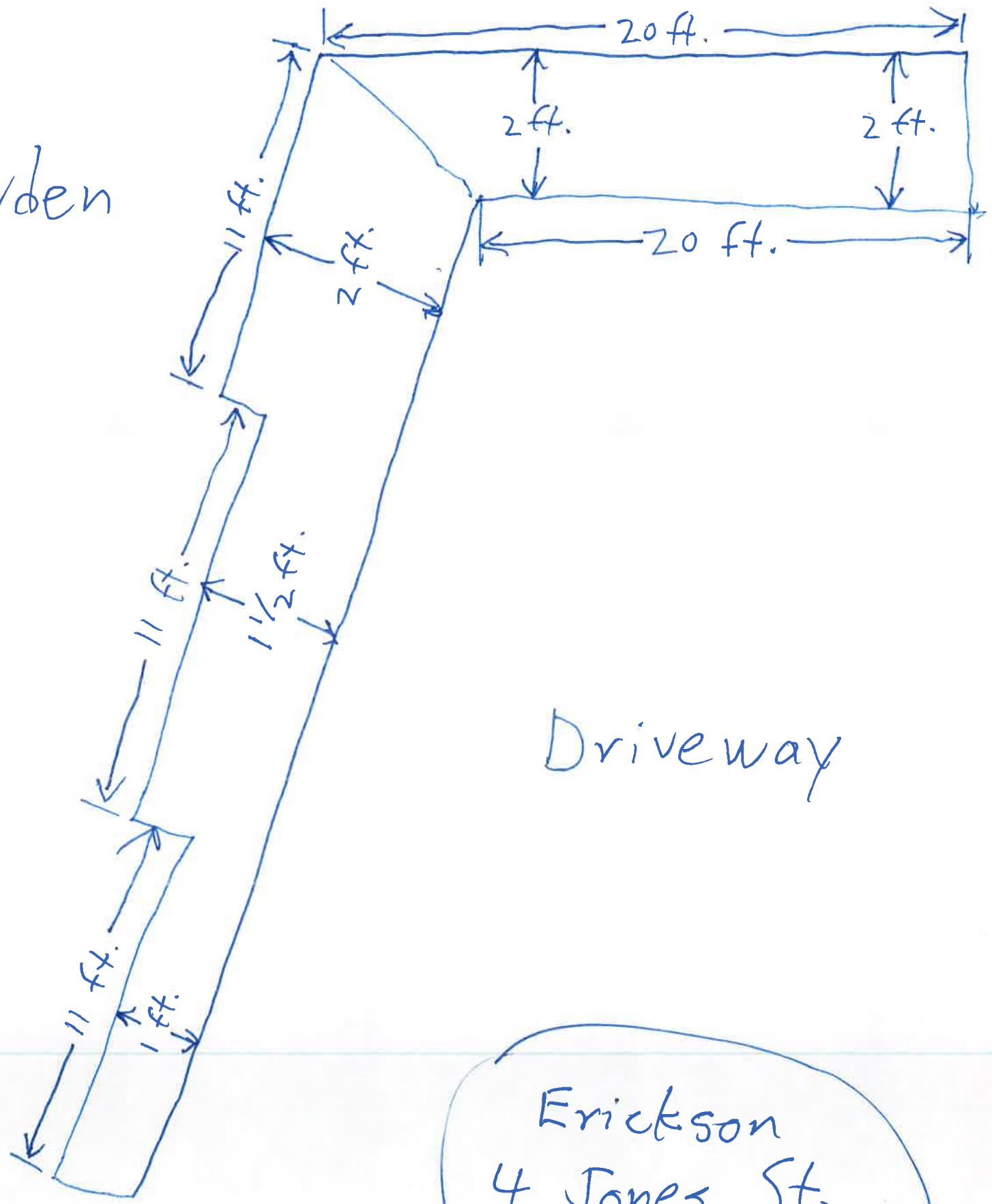
- Medium Tennessee fieldstone rocks
- Mortar
- gravel (for behind wall)
- drain pipes, PVC

New rock wall will match
adjacent rock wall around garden.
(see photos)

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.

Garden



Driveway

Erickson
4 Jones St.

Erickson 4 Jones St.



ERICKSON

4 Jones St.



