



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 23-29

HPC Meeting – 12-19-23

Application Information

Address: 129 South Ave.
 Applicant: Wade Hadaway
 Historic District: Olde Town
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side= 8ft.

Brief Description: Add 23’ x 47’-4” pool house 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 23' x 47'-4" concrete slab for a foundation for the pool house.
2. Construct a 23' x 38'-4" pool house with a 9' x 23' cover porch.
3. Add (3) doors, full-lite shown on plans. wood or metal *
4. Add (12) windows to match house. Grid pattern 8/1 and 9/1*
5. Board and batten siding to match house, wood or cement board *
6. Roof to be architectural asphalt shingle to match house;
7. Gabled roof to match existing house. Min. 6/12 pitch with min. 12" overhang. *

History of the Property- Bartow County Tax assessor's records state the house was built in 1927. GHRS states the house was built between 1920-1930.

COP19-12: Add covered porch to rear of house. Approved 5-28-19.

COP19-01: Gutters approved. 1-15-19. Window replacement tabled 1-15-19.

5-1-19: Administrative approval for a pool in the rear yard. (see attached).

Analysis of the COP:

The new construction is occurring to the rear of the house and on the west side of the existing pool. Architectural drawings are provided. A material list is not provided, so clarification of materials may be needed. The application does state that the materials will match the existing home.

All zoning development regulations for the R-7 zoning district can be met, location, setbacks, roof pitch, etc.

The project and proposed materials, if matching house, seem appropriate for the property and for the district.

Commissioners Work Sheet

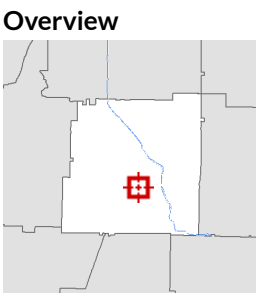
Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt shingles (House)	Architectural Asphalt *
Siding	Brick & Wood(rear of house)	Unknown *
Windows	Wood (House)	Unknown *
Doors	Unknown	Unknown *
Garage door	---	
Foundation	---	Conc. Slab on grade
Misc-		
Steps		
Trim and Ornamentation	---	

* A materials list was not submitted with the application.

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:



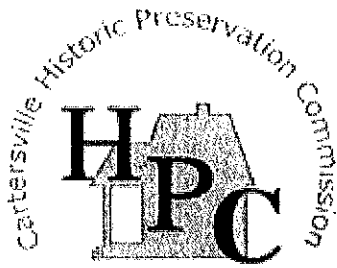
- Legend**
- Parcels
 - Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
 - Roads

Parcel ID	C017-0017-005	Alternate ID	34427	Owner Address	HADAWAY THOMAS W & LAURA I
Sec/Twp/Rng	n/a	Class	Residential		129 SOUTH AVE
Property Address	129 SOUTH AV	Acreage	0.92		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 527 D4				

(Note: Not to be used on legal documents)

Date created: 12/14/2023
 Last Data Uploaded: 12/13/2023 9:04:06 PM





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

*Applicant: Wade Hadaway
 Mailing Address: 129 South Ave
Cartersville, GA 30120
 Phone: 678-640-1892

*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 owner's 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 _____

PROJECT INFORMATION

Property Address: 129 South Ave

Existing Building Type:

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

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

build pool house

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: January 2024

Anticipated Completion: April 2024

Contractor/Consultant/Architect: Womack
Custom Homes

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 guidelines. 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 applications that may appear similar in character.

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]

Construct a pool house in the backyard per the exhibits submitted.

Building gables to match existing house.

Doors + windows to match existing house

Wood doors w/SDL grids
Wood windows w/SDL grids

Main body of the house will be Hardie board + batt.

Building on a slab
Arch shingles to match house

Gutters/downspouts to mat

prefab paintable porch columns

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 12/29/23 SIGNATURE [Signature]



Legend
 □ Parcels
 — Roads

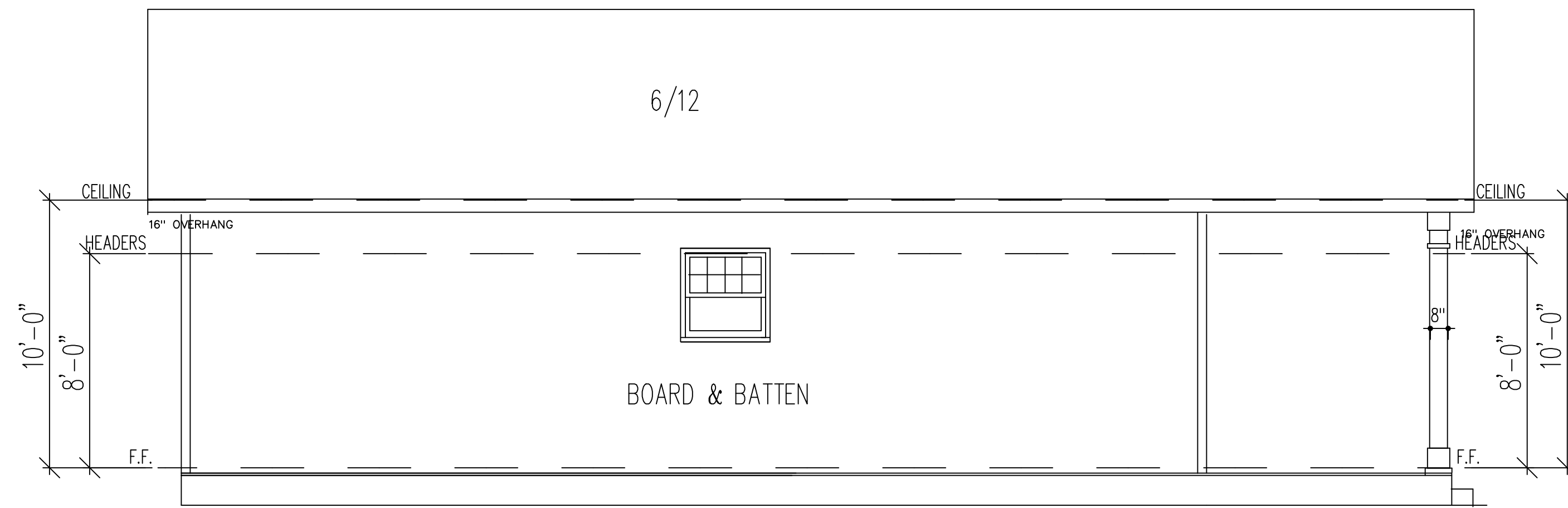
Location

Parcel ID	C017-0017-005	Alternate ID	34427	Owner Address	HADAWAY THOMAS W & LAURA I
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Brief Tax Description	LL 527 D4				

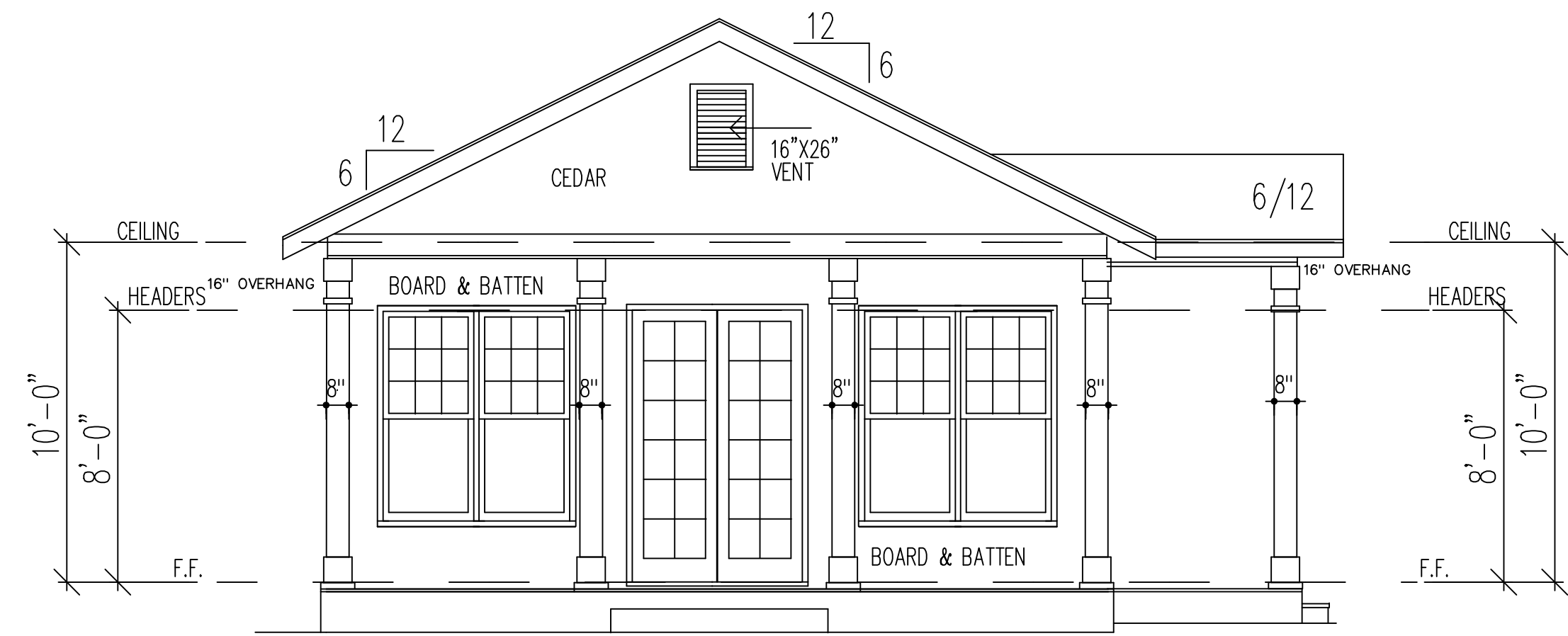
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Developed by  Schneider
 GEOSPATIAL



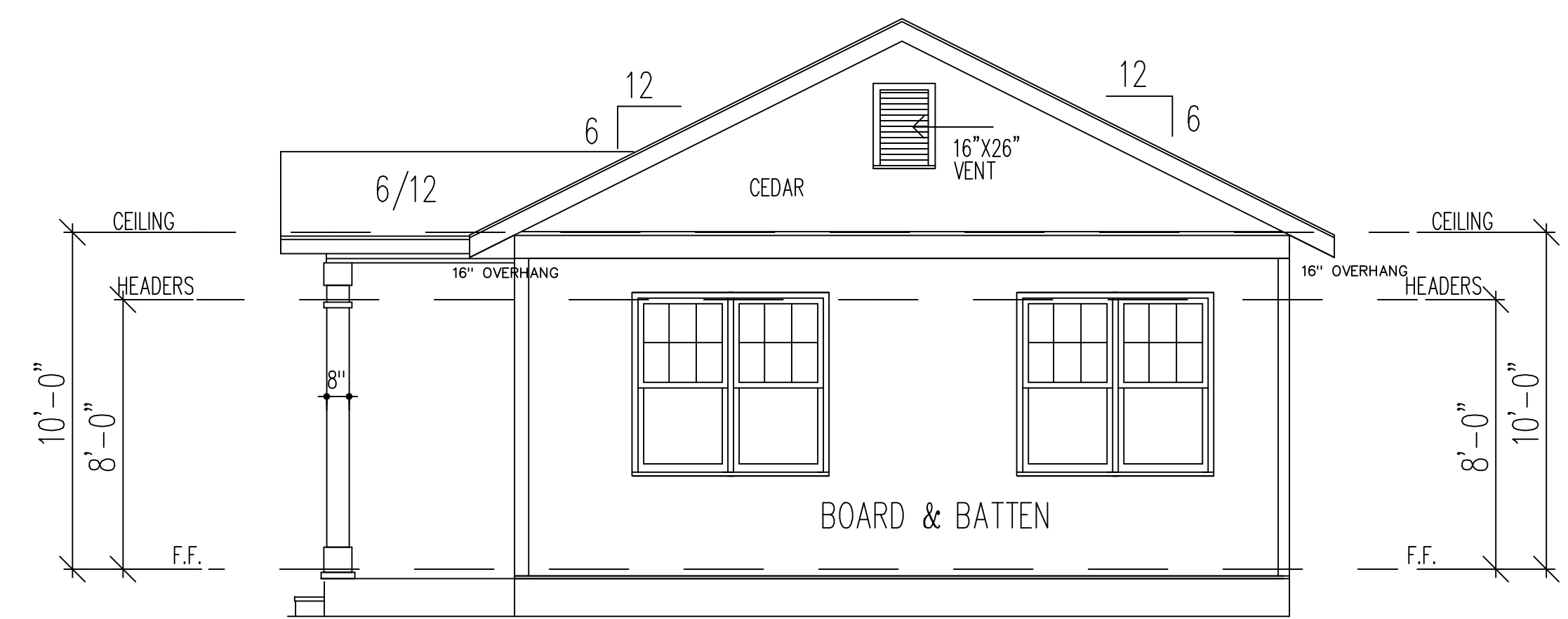
LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

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SQUARE FEET

1ST FLOOR	681
PORCHES	245

NEW PLANS FOR:
129 SOUTH AVENUE
CARTERSVILLE, GA.

E:\2020\WomackCustomHomes\Pool House

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DRAWN BY:
RON CARTER

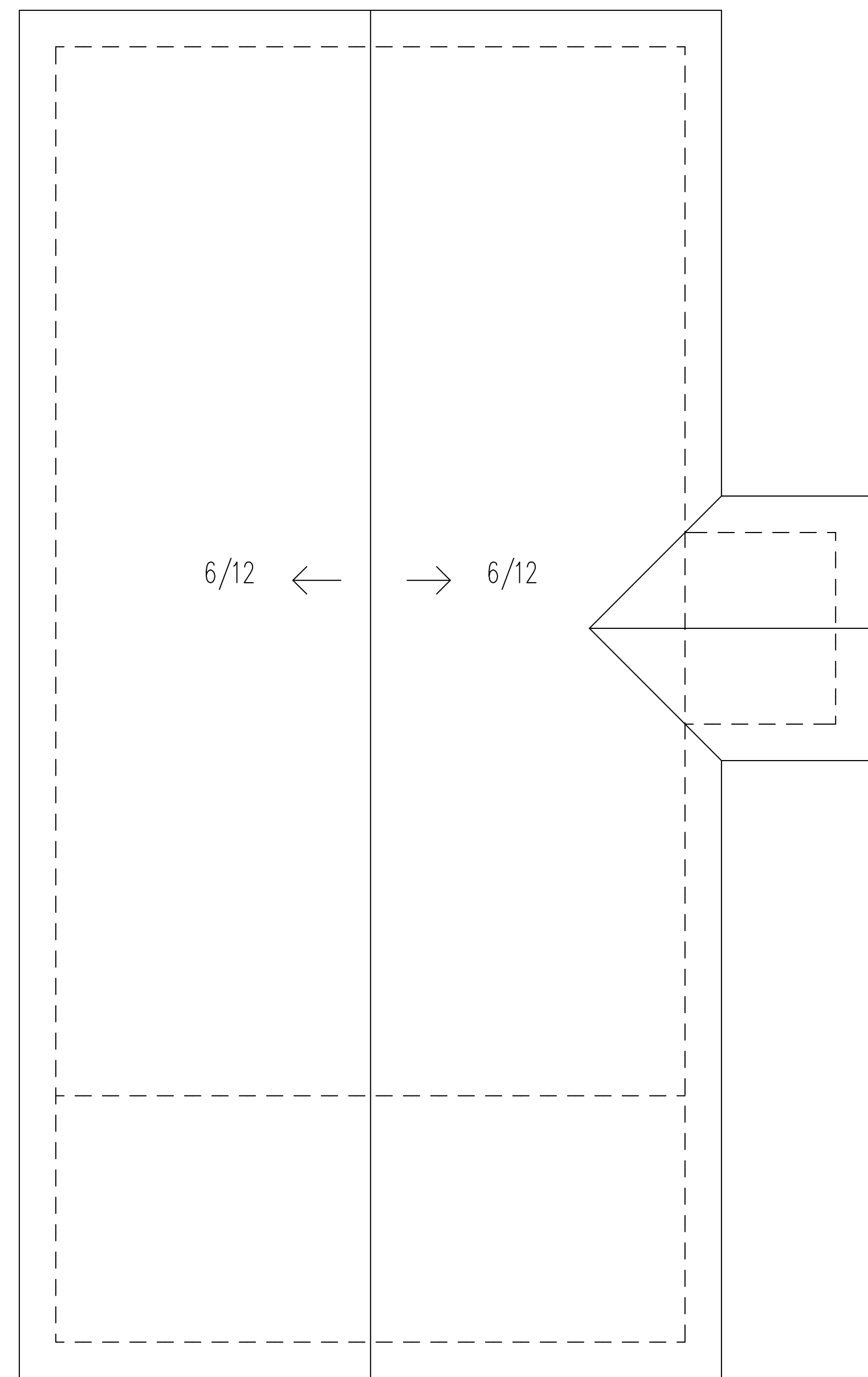
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SHEET

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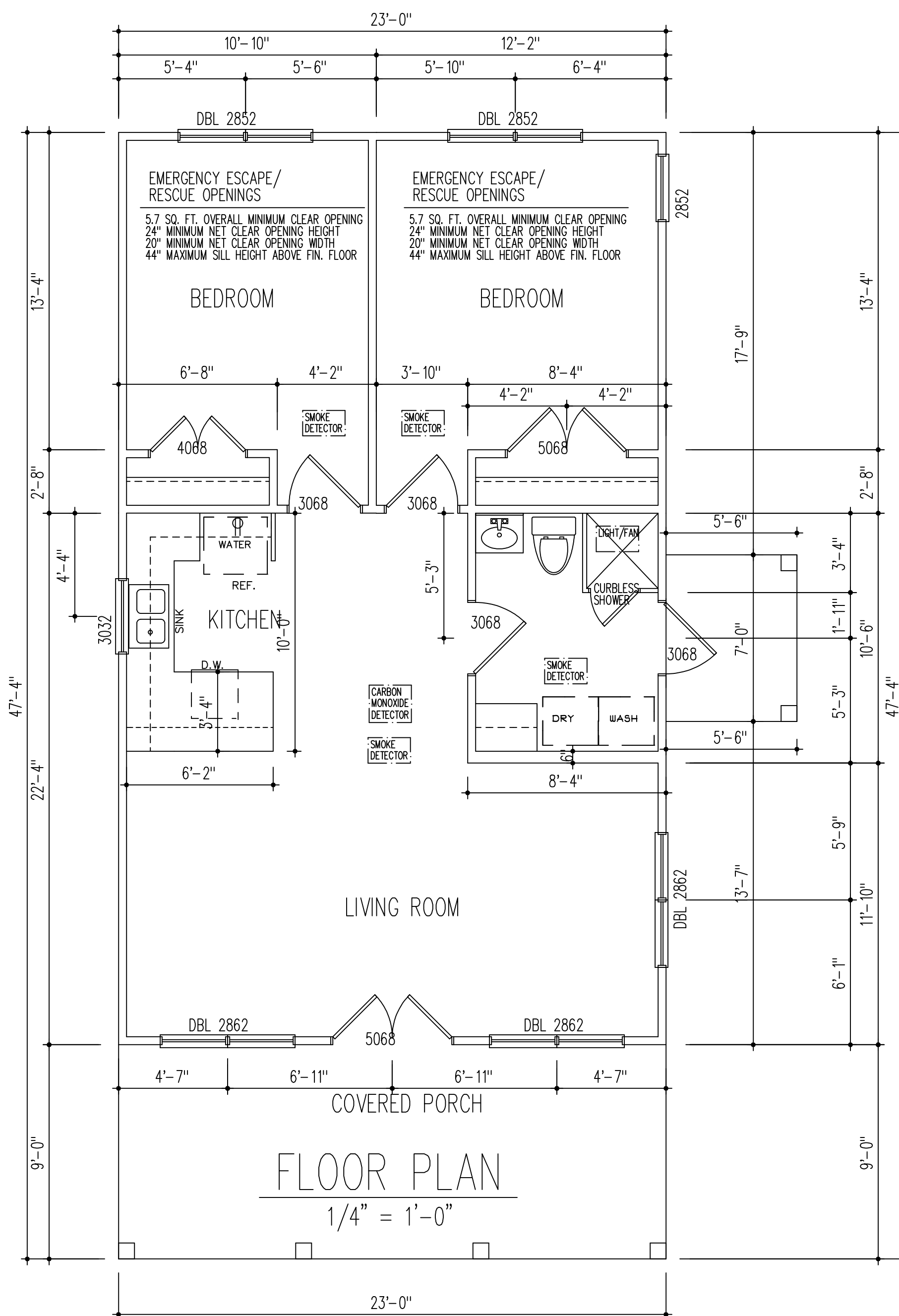
OF SHEETS

RELEASED FOR CONSTRUCTION



ROOF PLAN

1/4" = 1'-0"

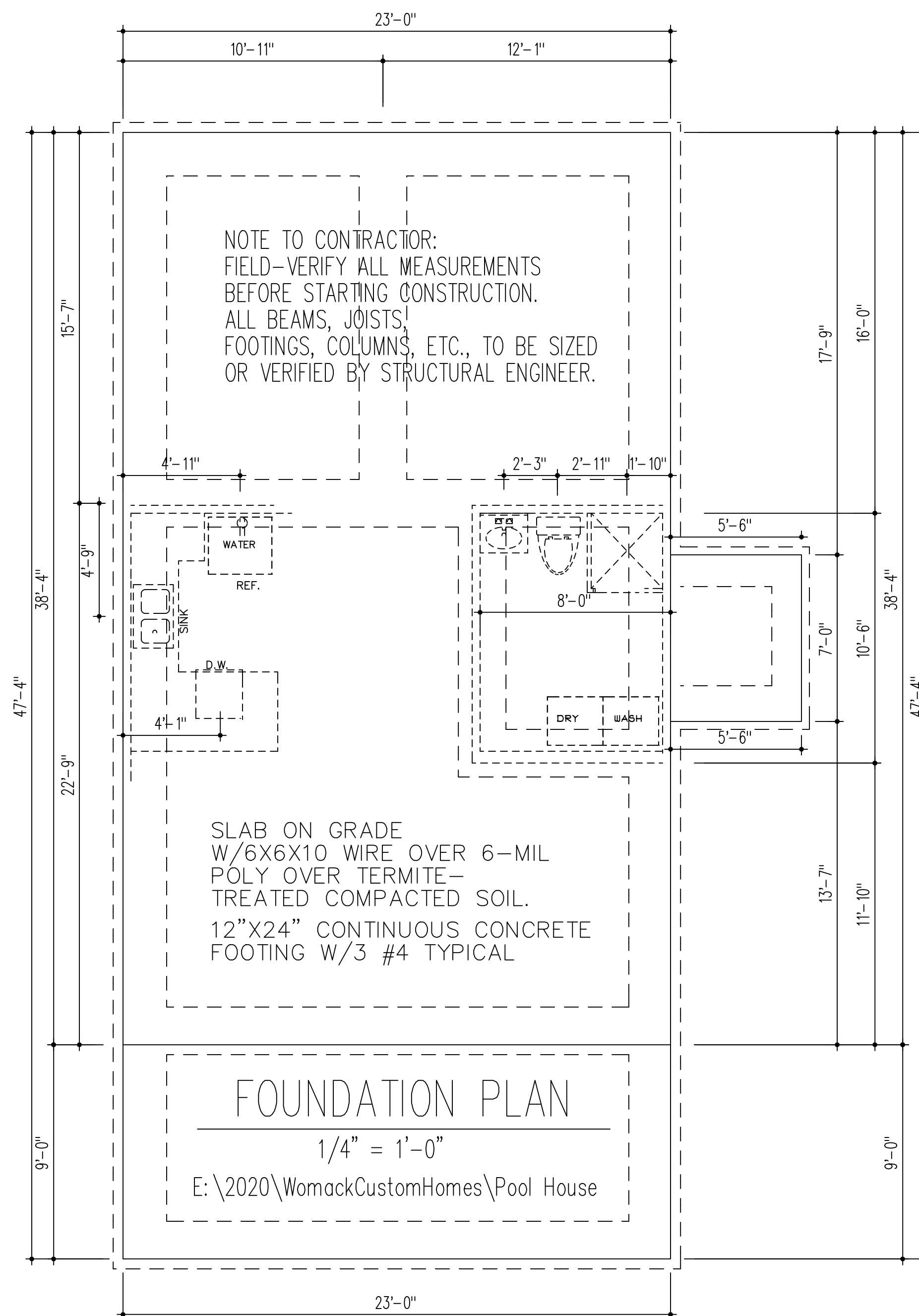
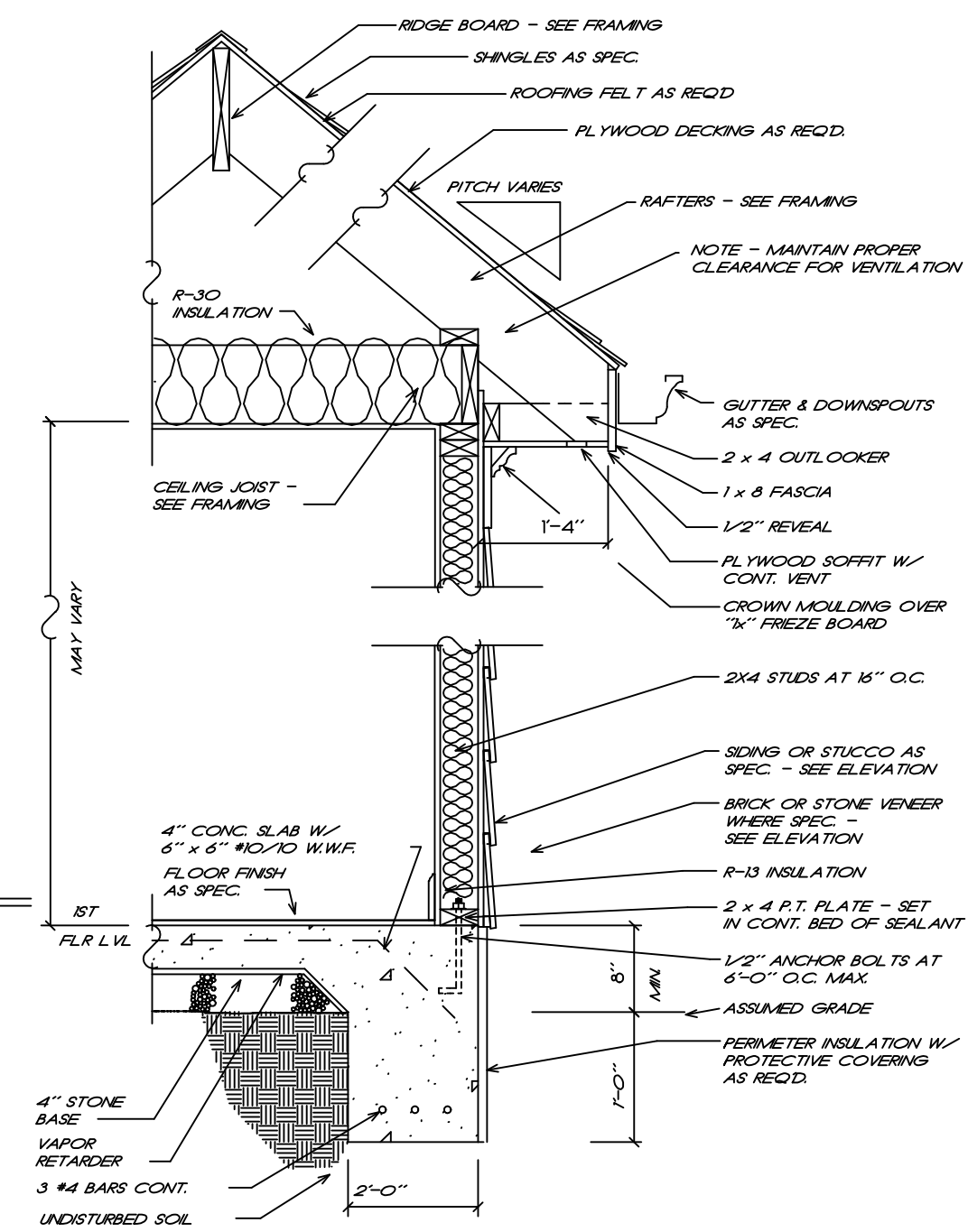


FLOOR PLAN

1/4" = 1'-0"

TYP. WALL SECTION

3/4" = 1'-0" ONE STORY ON SLAB



FOUNDATION PLAN

1/4" = 1'-0"

E:\2020\WomackCustomHomes\Pool House

SQUARE FEET

1ST FLOOR	681
PORCHES	245

NEW PLANS FOR:
129 SOUTH AVENUE
CARTERSVILLE, GA.

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SHEET

A-2

OF SHEETS

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