



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP24-10

**HPC Meeting – 3-19-24**

**Application Information**

Address: 216 W. Main St.  
 Applicant: Todd Adams  
 Historic District: West End  
 Zoning: R-7  
 Setbacks: Front: 20ft. Rear: 20ft: Side: 8ft.

**Brief Description:** Applicant proposes to replace existing carport with a detached garage.

**Applicable Guidelines to Consider: Ordinance Sec. 9.25-54, West End**

<b>Residential Design Guidelines</b>		
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>		
<input type="checkbox"/> A. Wood		<input type="checkbox"/> K. Utilities and Energy Retrofit
<input type="checkbox"/> B. Masonry		<input type="checkbox"/> L. Accessibility, Health, and Safety Considerations
<input type="checkbox"/> C. Architectural Metals		<input type="checkbox"/> M. Additions to Historic Buildings
<input type="checkbox"/> D. Paint		<input type="checkbox"/> N. Aesthetic Recommendations
<input type="checkbox"/> E. Roofs		
<input type="checkbox"/> F. Exterior Walls	<input checked="" type="checkbox"/>	PART TWO: New Construction
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking		
<input type="checkbox"/> H. Lighting		PART THREE: Relocation
<input type="checkbox"/> I. Windows and Doors		
<input type="checkbox"/> J. Entrances, Porches and Balconies	<input checked="" type="checkbox"/>	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>		
PART ONE: General Guidelines for Structures Contributing to the District.		
PART TWO: Guidelines for New Construction –		

**The following scopes of work are proposed:**

**Demolition**

1. Demolish existing carport

**Detached Garage**

1. Construct new 23ft x 28ft. detached garage with bonus room on 2<sup>nd</sup> floor.
2. Garage height is approximately 23'-4".
3. Add concrete slab.
4. Add concrete porch walkway.
5. Add stamped metal garage door with carriage-style hardware.
6. Add 3, 1/1, vinyl DH, windows to 2<sup>nd</sup> fl above garage door.
7. Add decorative window to 2<sup>nd</sup> fl above garage door.
8. Add other windows to remaining sides per plan elevations.
9. Add standard fiberglass door to north side of garage.
10. Add architectural shingles.
11. Add fiber cement board siding. 5in. reveal. Horizontal orientation.
12. Add fiber cement trim.
13. Add aluminum gutters.
14. Porch posts to be 6x6 wood (north side).
15. Add coach lights per plans.
16. Driveway to remain pea gravel.
17. Add drainage system. Coordinate with Public Works.

**History of the Property-** The house was constructed c.1907 according to the Bartow County Tax assessor's records. The GHRS survey reports the house was constructed c1907.

Carport was constructed in 2014.

**COPs on file:**

COP14-13. Construct 180sf carport 6ft from property line. Approved 8-19-14.

**Analysis of the COP:**

The house is Historic, Contributing. The carport to be demolished is non-historic, non-contributing.

Demolition of the carport is appropriate to provide space for the new detached garage and to correct the low spot that creates the drainage issues.

All materials as presented in the building elevations and description seem appropriate for the district for new construction. See plans and description. These materials have been approved previously for similar projects.

The detached garage seems appropriate for the property and district.

Variance V24-07 to reduce the side yard setback and allow the detached garage in the front yard of a multi-frontage lot was approved by the BZA on 2-8-24.

HPC review and approval is required prior to issuance of a building permit.

### **Commissioners Work Sheet**

#### **Materials:**

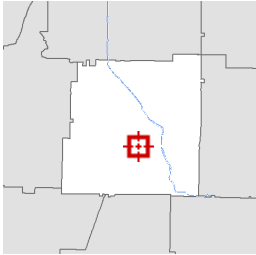
	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof		Asphalt shingles
Siding		Fiber cement board
Windows		Vinyl
Doors		Metal and fiberglass
Exterior Lighting		TBD
Foundation		Concrete slab
Decking		Concrete
Steps		
Porches		Wood posts
Ornamentation		Fiber cement trim

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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

<b>Parcel ID</b>	C002-0004-003	<b>Alternate ID</b>	32114	<b>Owner Address</b>	ADAMS THORNTON TODD & BURNELL LYNN
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		216 W MAIN ST
<b>Property Address</b>	216 W MAIN ST	<b>Acreage</b>	0.4		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL483 LD4 216 W MAIN				
	(Note: Not to be used on legal documents)				

Date created: 2/22/2024  
 Last Data Uploaded: 2/21/2024 10:43:41 PM



## Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

### 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.

*West End - 2006*

<b>Office Use Only</b>	
Case Number	<i>COP 24-10</i>
Date Received	<i>2/21/24</i>
Contributing	<i>Y. C 1907</i>
Zoning	<i>R-7</i>
Legal Advertisement	<i>3/12/24</i>
Notified Adjacent	
HPC Hearing	<i>3/19/24</i>
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	<i>0002-004-003</i>

\*Applicant:   Todd and Burnell Adams  

Project Address:   216 W Main St  

Mailing Address (if different than project address):  
  same  

Phone:   404-915-1156  

Email:   ttoddadams@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.

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**Existing Building Type:**

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

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

**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 - March/April 2024  

Anticipated Completion:   Summer 2024  

Contractor/Consultant/Architect:   Native 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   2/21/2024        Signature   J. Todd Adams

## 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]

1) Demolition of 9.5 yr old one-car carport (built in 2014)

2) Adding dirt and grading for new garage slab.

3) Add drain in yard connecting to city stormwater line along Tabernacle St. Fill dirt may be used.

Will coordinate with Cville's Tommy Rozier.

For pre-existing drainage problem.

4) Construct new 23'x28' detached garage.

Construction Materials:

**See Attached**

## 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.

Construction Materials:

Concrete slab

Concrete porch walkway

2x6 wall construction

Fiber cement horizontal siding with 5" exposure.

Fiber cement trim

Stamped metal garage car door with carriage-style decorative hardware

Fiberglass exterior porch door

Vinyl double hung windows

Custom artistic window to match the same in main house

Architectural shingles

Aluminum gutters, rectangular gutter downspouts

Porch posts (2) made of 6x6 posts - Painted white

External "porch" lights style TBD

Driveway will remain pea gravel

Siding color: gray to match existing structure - Satin finish sheen likely.

Trim color: white to match existing structures - Satin or semi-gloss sheen likely.



# City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120  
Telephone: 770-387-5600 • Fax: 770-387-5605 • [www.cityofcartersville.org](http://www.cityofcartersville.org)

February 9, 2024

Mr. Todd Adams  
216 W. Main Street  
Cartersville, Georgia 30120

**RE: V24-07. Variance Approval Letter. 216 W. Main St**

Mr. Adams,

This letter serves as verification for the outcome of your variance application to the Board of Zoning Appeals to:

1. Allow an accessory structure to be constructed in the front yard of a multi-frontage lot.
2. Allow an accessory structure to encroach 3ft into the side yard setback.

The variance application was **APPROVED** by the Board of Zoning Appeals on February 8, 2024.

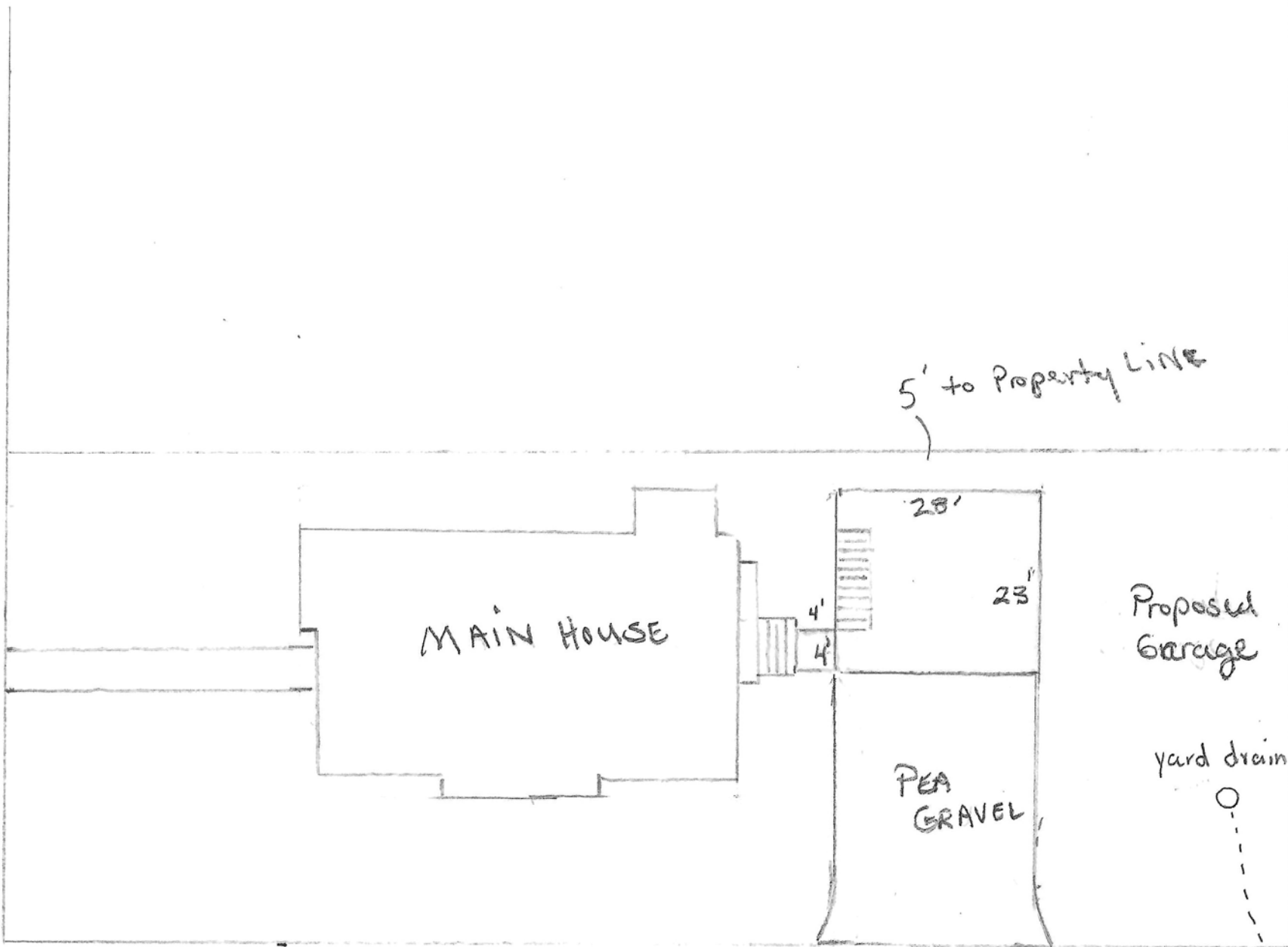
No further action is required for this variance application. Before issuance of a construction permit this project must receive approval from the Cartersville Historic Preservation Commission. Please contact me with any questions.

Sincerely,

Zachary Arnold  
Asst. City Planner  
O. 770-607-3947  
[zarnold@cityofcartersville.org](mailto:zarnold@cityofcartersville.org)



W. MAIN ST.



5' to Property Line

MAIN HOUSE

28'  
23'

Proposed Garage

PEA GRAVEL

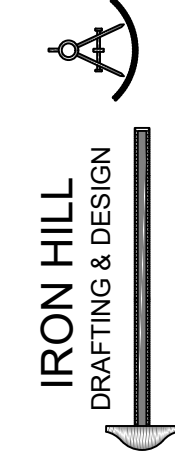
yard drain

TABERNACLE





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IRON HILL  
DRAFTING & DESIGN

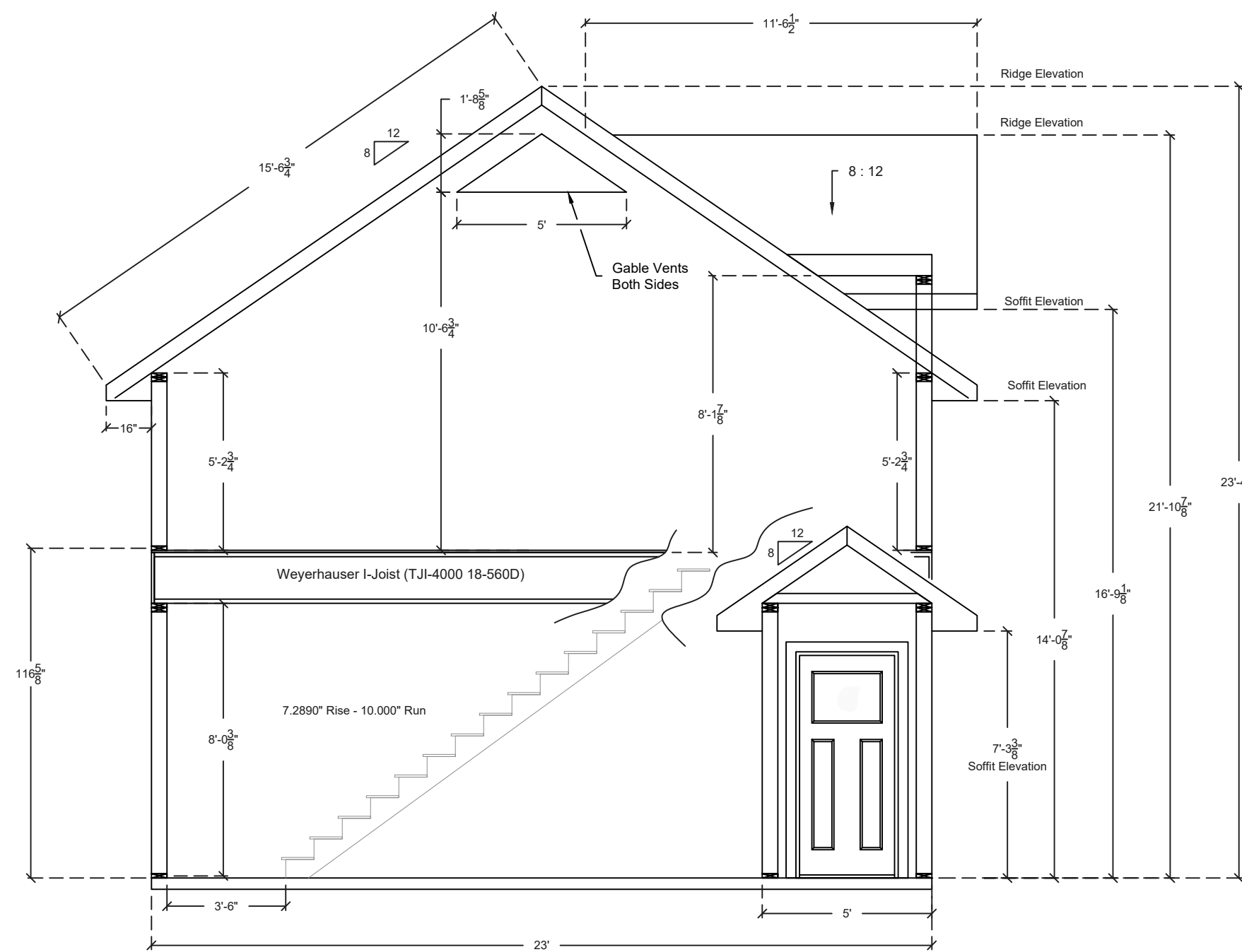
DATE	REVISION

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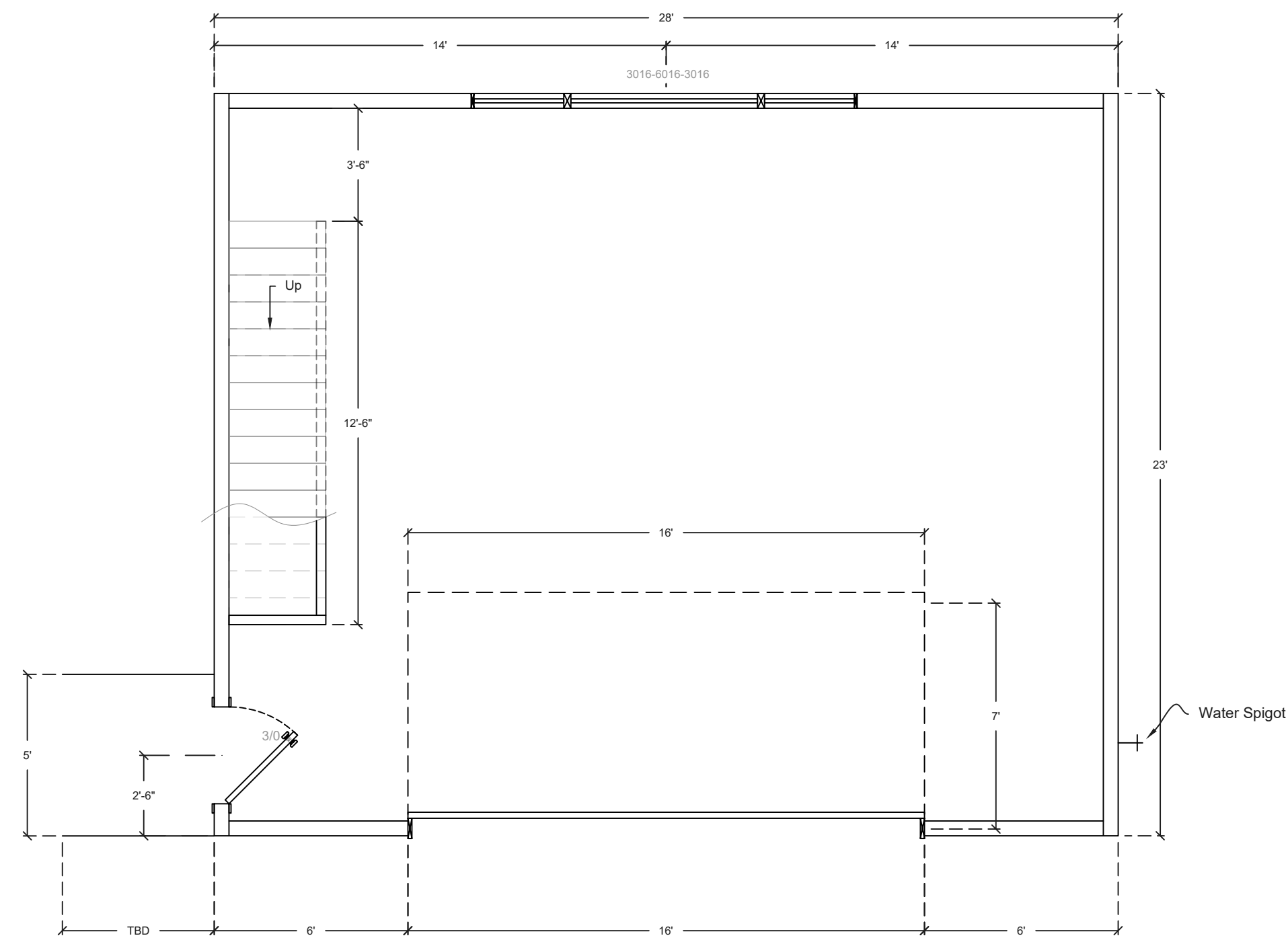
Iron Hill Drafting and Design  
Taylorsville, GA 30178  
770-387-5904

Adams Garage  
Carrollville, GA

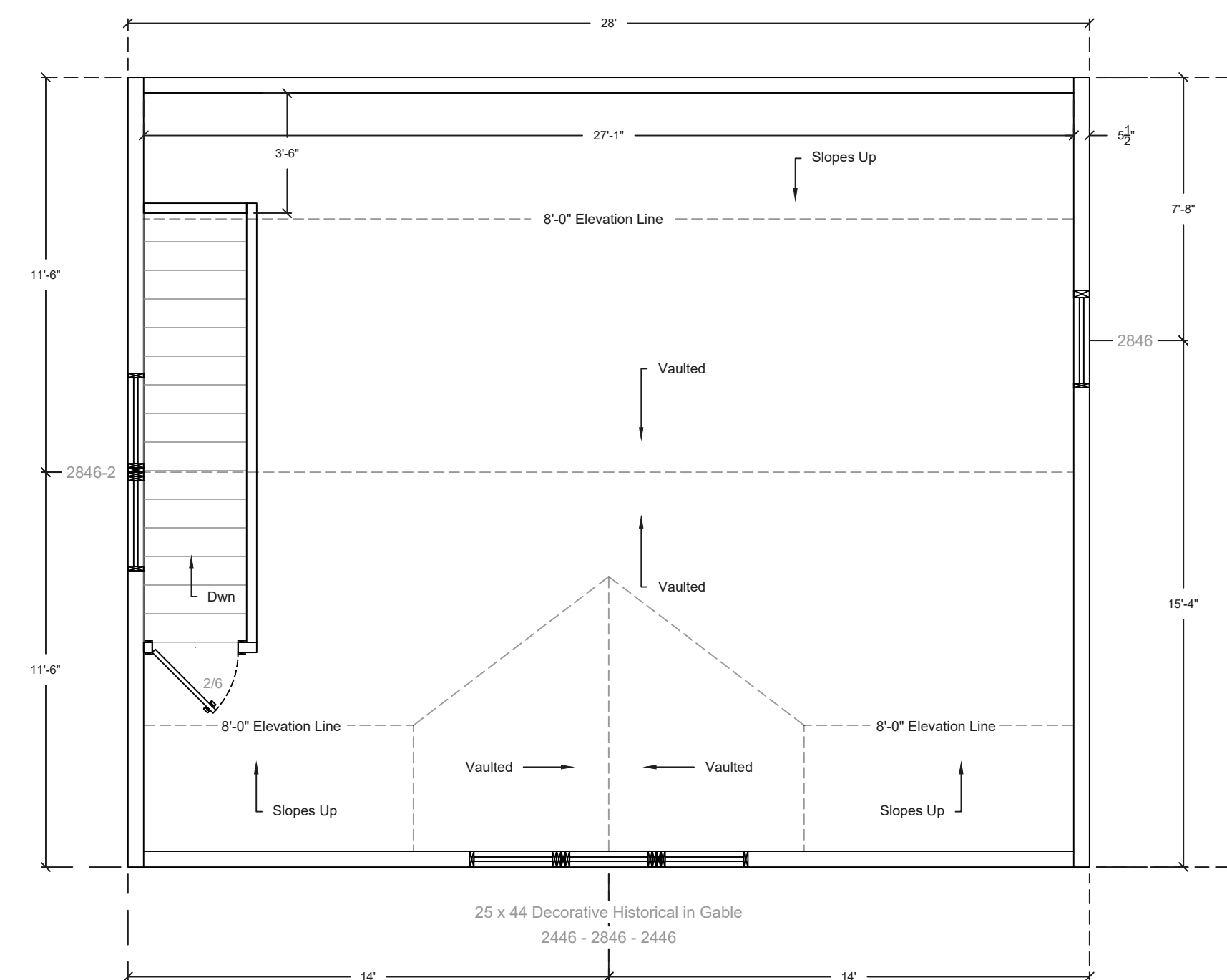
Project: A-0  
Drawing No: A-0



Garage Section



First Floor



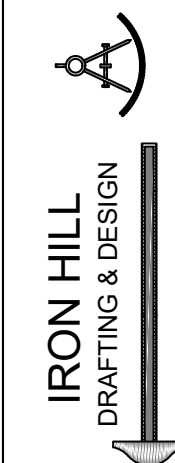
Second Floor

Notes:  
 1. The client shall provide all necessary information and specifications for construction. Any reference to materials or construction methods are for informational purposes only.  
 2. It is the responsibility of the contractor to verify the accuracy of all information provided.  
 3. It is the responsibility of the contractor to verify the accuracy of all information provided.  
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Iron Hill Drafting and Design  
 Taylorsville, GA 30178  
 770-387-5904

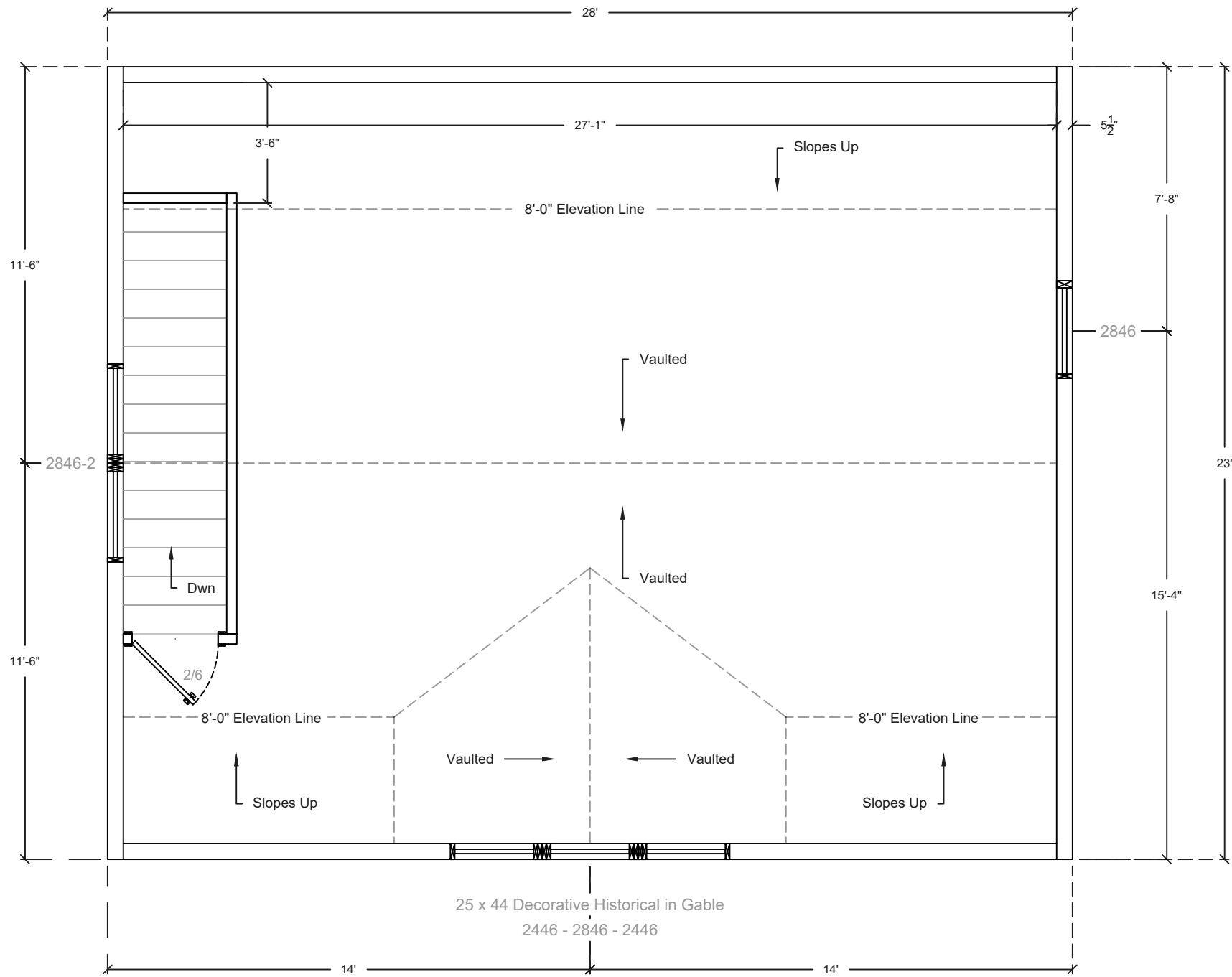
Adams Garage  
 Cartersville, GA

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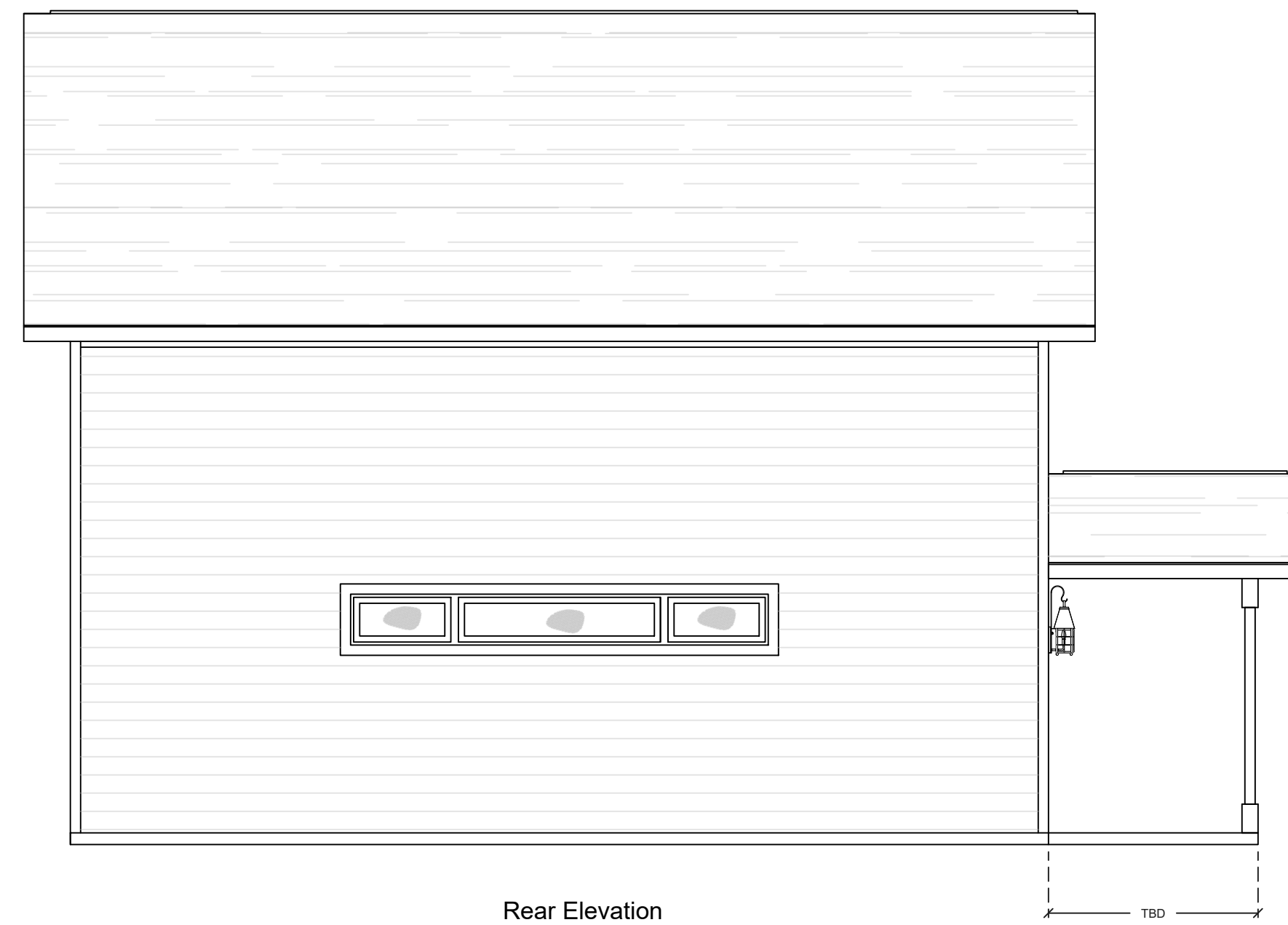




Second Floor



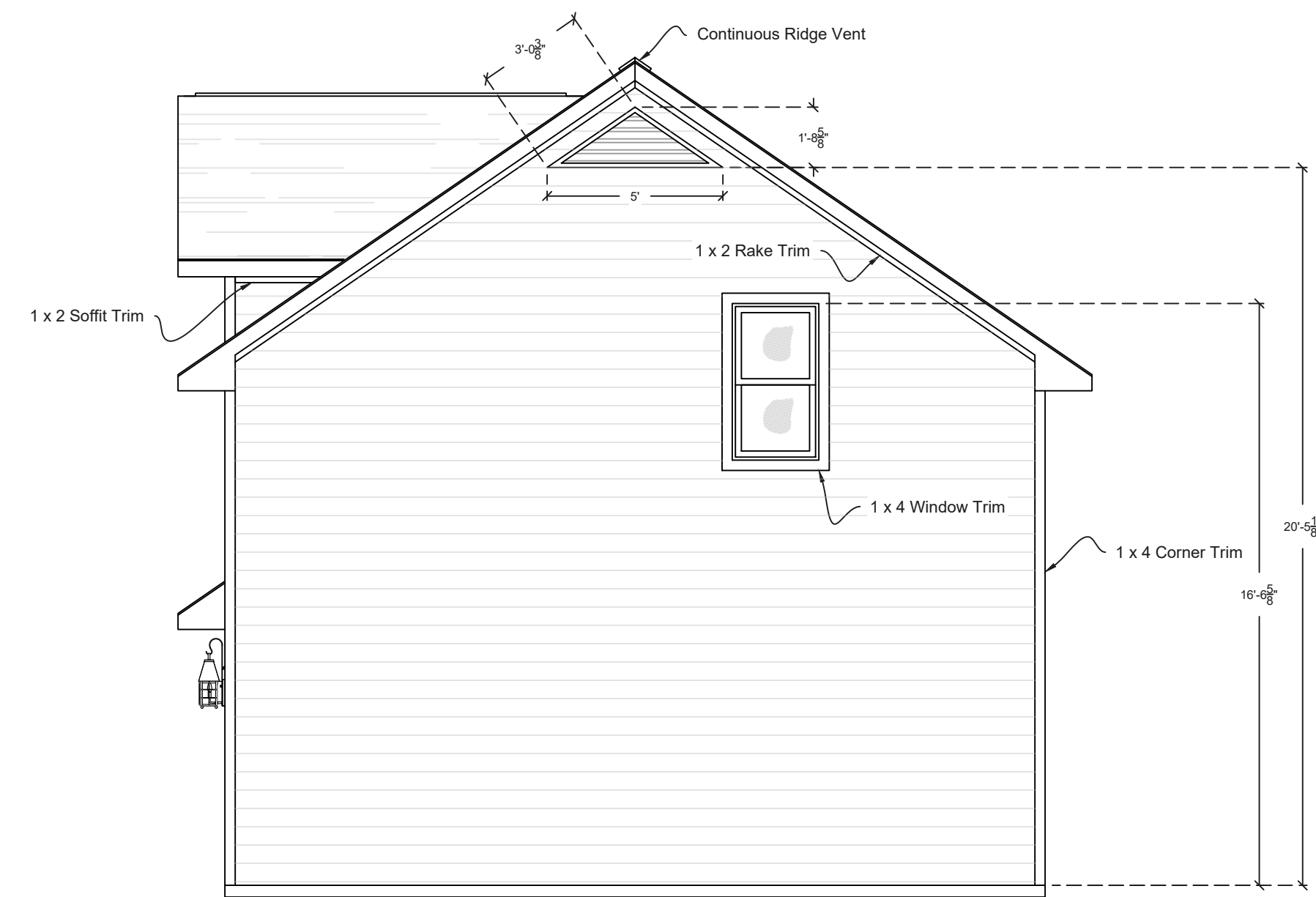
Front Elevation



Rear Elevation

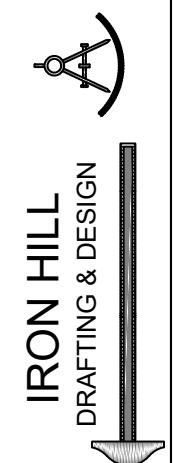


Left Elevation



Right Elevation

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 4. It is the responsibility of the builder to ensure that all materials, equipment and components are new and of good quality.  
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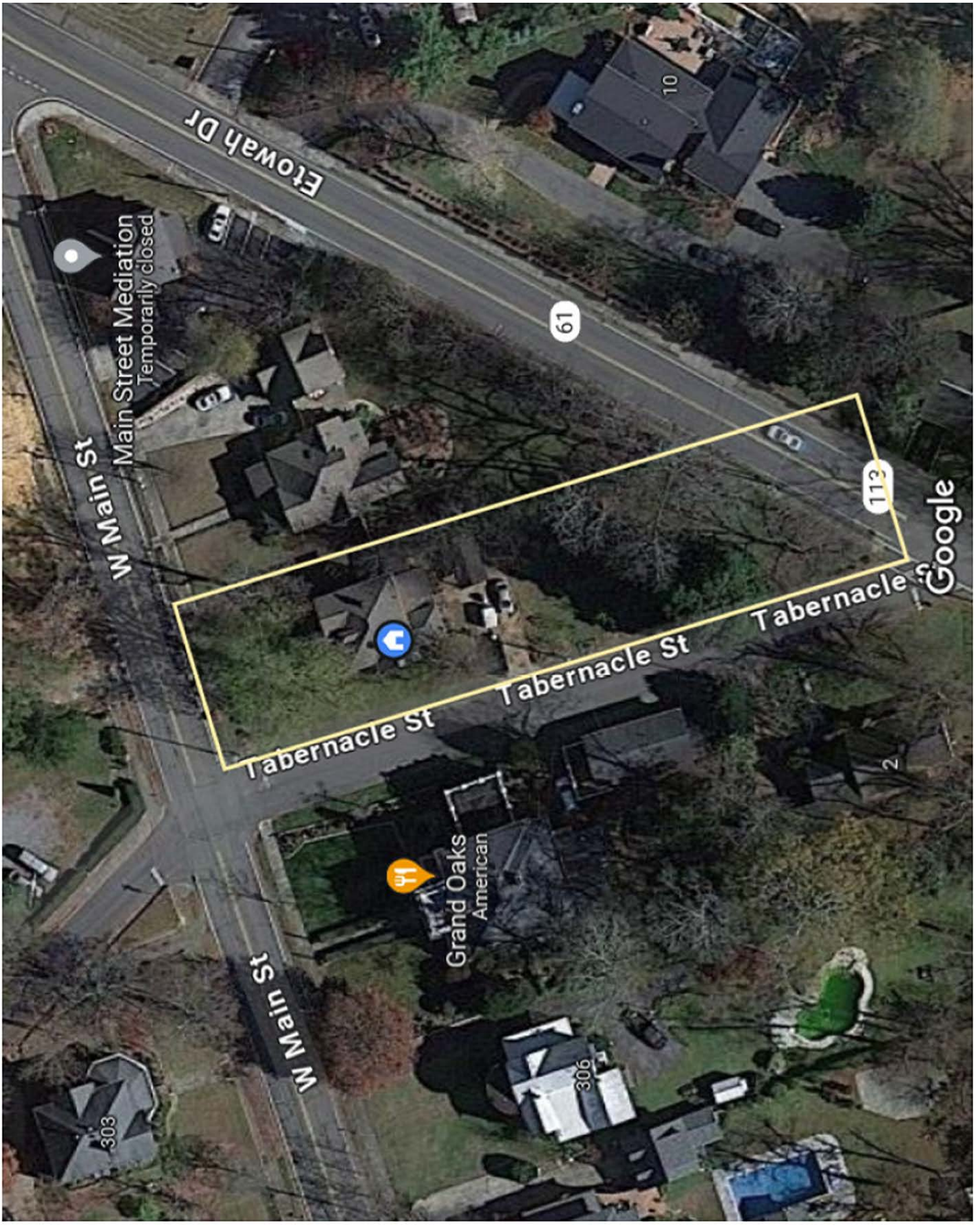
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 Taylorsville, GA 30178  
 770-387-5904

Adams Carage  
 Cartersville, GA









Existing Carport and Location of New Garage





View of Existing Structures from Tabernacle





Main Street (front of house)



Triple window design with decorative window, Main House



Triple window pattern nearby, 302 W Main St



Future Garage in back yard of 216 W Main

214 W Main

216 W Main

Main Street View



Etowah Street view (back)



Rain event flooding January 2024