



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP25-08

HPC Meeting – 3-18-25

Application Information

Address: 405 West Ave.
 Applicant: Ashley Davis Grooms.
 Zoning District: R-7
 Setbacks: Front: 20ft. Rear: 20ft: Side: 8ft.

Brief Description: Replace cedar siding shingles with a fiber cement shingle siding.

Applicable Guidelines to Consider

Historic District Ordinance Section	
	9.25-51. General
	9.25-52. Downtown Business District
X	9.25-53. Olde Towne
	9.25-54. West End
	9.25-55. Cherokee- Cassville
	9.25-56. Granger Hill

Infill Overlay Districts. Chapter 26, Zoning. Article 27 (Sec. 27.1- 27.6)	
	West End Infill Overlay District
	Cherokee-Cassville Infill Overlay 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	M. Additions to Historic Buildings
	D. Paint	N. Aesthetic Recommendations
	E. Roofs	
X	F. Exterior Walls	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

The following scope of work are proposed.

1. Replace existing wood (cedar) shingle siding with fiber cement shingle siding. Replace all shingles in their entirety.

History of the Property- Bartow County Tax assessor’s records state the original structure was built in 1955. GHRS states c1940.

COPs on file:

COP20-23. Replace shutters, wrought iron posts, and siding as needed. Repaint. Approved 8-18-20.

Analysis of the COP:

The home is historic, non-contributing.

The applicant proposes replacing the deteriorated cedar shingles with cement fiber shingle siding. Per the images provided, there is water damage, cracking and buckling of the siding. The applicant states that exact replacement shingles are no longer available in cedar, so replacing the exterior siding in its entirety is the best approach.

The proposed products do not seem to match the existing shingles in dimensions and reveal. The board may want to explore matching options. Cement fiber siding has been approved on similar replacement projects and new construction.

Commissioners Work Sheet

Materials:

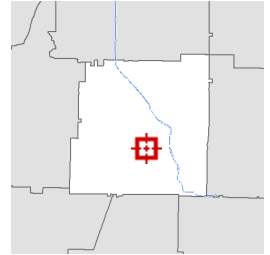
	Existing Materials	Materials to be Used
Siding	Cedar	Fiber cement
XXXX		
XXXX		
XXXX		
Foundation		
Decking		
Steps		
Porches		
Ornamentation		





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	C016-0004-006	Alternate ID	33962	Owner Address	DAVIS JEFFERSON L JR
Sec/Twp/Rng	n/a	Class	Residential		P O BOX 1986
Property Address	405 WEST AVE	Acreage	0.34		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LT526 LD4				

(Note: Not to be used on legal documents)

Date created: 3/12/2025
Last Data Uploaded: 3/11/2025 9:10:55 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



Cartersville Historic Preservation Commission
CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Ashley Davis Grooms

Project Address: 405 West Avenue, Cartersville, GA 30120

Mailing Address (if different than project address):

Phone: 404-401-3083

Email: ashleydgrooms@gmail.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.

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Existing Building Type:

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

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

Replacement of deteriorated exterior siding material

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N

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 March 24, 2025

Anticipated Completion April 1, 2025

Contractor/Consultant/Architect: Womack, Lewis & Smith, Inc.

Office Use Only

Case Number 25-08
 Date Received 2/21/25
 Contributing NO. C.1755/A40
 Zoning R-7
 Legal Advertisement 3/11/25
 Notified Adjacent _____
 HPC Hearing 3/18/25
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C06-004-006

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 Feb. 21, 2025 Signature Ashley Davis Grooms

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]

Due to extensive deterioration (see photographs attached as Ex. 2 through 9), it is necessary to remove the current cedar shingle exterior wall material, install a water resistive barrier (WRB) and replace the sidewall material. Cedar shingle is no longer available for purchase, as it is obsolete; therefore, it will not be feasible to match the replacement material with the original material.

In an attempt to use a comparable substitute material, HardieShingle, a fiber-cement shingle siding for sidewall applications, would be the best choice (see Ex. 10).

In order to achieve uniformity in the appearance of the structure's exterior, the current siding material will be replaced in its entirety, in the manner outlined above.

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.

JEFFERSON DAVIS FAMILY, LLC
Post Office Box 1986
Cartersville, Georgia 30120

February 16, 2025

City of Cartersville
Planning & Development Department
Post Office Box 1390
Cartersville, Georgia 30120

RE: Historic Preservation Commission
405 West Avenue Project

Dear Sir or Madam:

Please allow this letter to serve as our permission for Ashley Davis Grooms to make certain improvements to the property located at 405 West Avenue, Cartersville, Bartow County, Georgia 30120, as outlined in her Certificate of Preservation Application to the commission.

If you have any questions for me as representative of the owner of the above-referenced property, please feel free to contact me.

Sincerely,



L. Lehmann Smith

Manager, Jefferson Davis Family, LLC

770.387.7043

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HardieShingle®

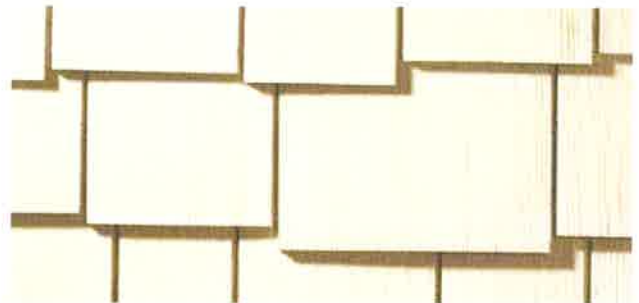
HardieShingle® Siding Product Description

HardieShingle® siding is fiber-cement shingle siding for sidewall applications. HardieShingle siding is available as straight-edge panels or staggered-edge panels 48 in. long by 16 in. high. HardieShingle panels also come as decorative half-round shingles. For smaller coverage areas, individual shingles are also available in 4.2 in., 5.5 in., 6.75 in., 7.25 in. & 10 in widths. Please see your James Hardie dealer for local availability of these products.

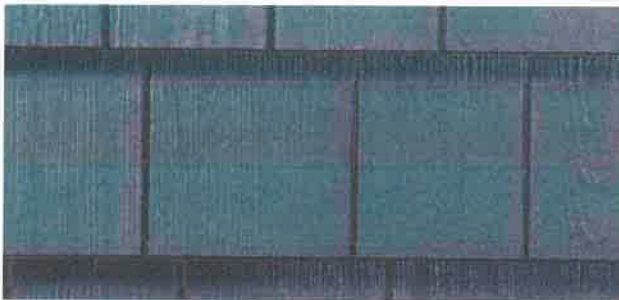
HardieShingle siding is available as a prefinished James Hardie product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



Half-Round



Staggered Edge Panel



Straight Edge Panel



Individual Shingles





Mar 11, 2025 at 3:47:04 PM
405 West Ave
Cartersville GA 30120
United States



Mar 11, 2025 at 3:47:24 PM
48 Etowah Dr
Cartersville GA 30120
United States

Mar 11, 2025 at 3:49:01 PM
405 West Ave
Cartersville GA 30120
United States



Mar 11, 2025 at 3:49:05 PM
405 West Ave
Cartersville GA 30120
United States



Mar 11, 2025 at 3:49:09 PM
405 West Ave
Cartersville GA 30120
United States

