



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP25-05

HPC Meeting – 3-18-25

Application Information

Address: 7 Oakland St
 Applicant: Owner: Andrew Pettit. JB Hudson, Rep.
 Zoning District: R-20
 Setbacks: Front: 20ft. Rear: 20ft: Side: 10ft.

Brief Description: Relocate pavilion. Add greenhouse

Applicable Guidelines to Consider

Historic District Ordinance Section	
	9.25-51. General
	9.25-52. Downtown Business District
	9.25-53. Olde Towne
X	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	X
E. Roofs	N. Aesthetic Recommendations
F. Exterior Walls	X
G. Driveways, Walkways, and Off-Street Parking	PART TWO: New Construction
H. Lighting	PART THREE: Relocation
I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition

The following scopes of work are proposed. See building plans for all of these items:

1. Relocate timber pavilion structure from patio location to Southwest corner of property. Structure is approx. 18ft x 26ft. x 14.5ft tall (at peak).
2. Add greenhouse to front yard along south side of house. Structure is approx.. 10ft x 20ft x 9ft (at peak).

History of the Property- Bartow County Tax assessor's records state the original structure was built in 1953. GHRS states 1950-1959. Major renovations occurred in 2021 that completely modified the interior and exterior.

COPs on file:

COP24-17. New renovation tasks for new owner. Approved 6-17-24.

COP21-11 Rev-2. Various major renovations. Approved 8-16-22.

COP21-11 Rev-1. Various major renovations. Approved 4-19-22.

COP21-11. Various major renovations. Approved 4-20-21

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

Analysis of the COP:

The ranch home is historic, non-contributing.

The applicant proposes relocating the pavilion structure from the patio area to the southwest corner of the property. There were issues with attaching it to the house. The pavilion was shown on the plans that were approved by the commission on 6/18/24. No changes in material (wood). Examples are provided.

The applicant also proposes the addition of a 10ft x 20ft greenhouse along the south side of the house. The greenhouse will likely be built with a metal frame and clear acrylic panels. Confirmation of materials is needed. See example provided.

The proposed locations for the pavilion and greenhouse (accessory structures) are in the front yard of the property along Poplar St. The structures will require variance for placement in a front yard even though they can be placed behind the 20ft front yard building setback. The BZA will review the variance application at the April 10th meeting. Application no. V25-13.

Commissioners Work Sheet

Materials:

Pavillion
Pavillion Base
Greenhouse
Greenhouse Base

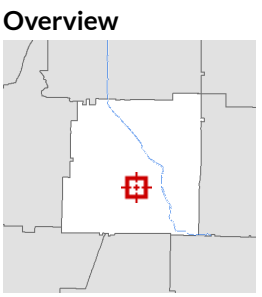
Existing Materials

Foundation
Decking
Steps
Porches
Ornamentation

Materials to be Used (Verify)

Wood
Concrete
Metal frame with acrylic panels
Gravel

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.



Legend
 □ Parcels
 — Roads

Parcel ID	C015-0004-006	Alternate ID	33802	Owner Address	PETTIT ANDREW COLEMAN
Sec/Twp/Rng	n/a	Class	Residential		7 OAKLAND ST
Property Address	7 OAKLAND ST	Acreage	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: 2/10/2025
 Last Data Uploaded: 2/7/2025 9:06:30 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL



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

*Applicant: Andrew Pettit

Project Address: 7 Oakland St.

Mailing Address (if different than project address):

Phone: 770-480-1598

Email: john@hudsoncompanyga.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.

Office Use Only	
Case Number	<u>20925-05</u>
Date Received	<u>2/3/25</u>
Contributing	<u>N</u>
Zoning	<u>R-20</u>
Legal Advertisement	_____
Notified Adjacent	_____
HPC Hearing	_____
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C015-0004-006</u>

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Existing Building Type:

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

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

Relocate pavillion from attached to detached from home

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 2025

Anticipated Completion: June 2025

Contractor/Consultant/Architect: Hudson & Co.

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: 2/3/2025

Signature: [Signature]

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. Because of the complexity of tying in roof of the previously approved pavillion behind my house. I need relocate it to my rear yard

2. Columns & Beams to be natural wood

3. Knee walls to be stone 2' High same as the retaining wall

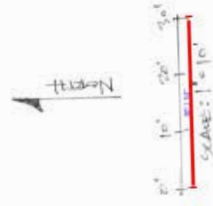
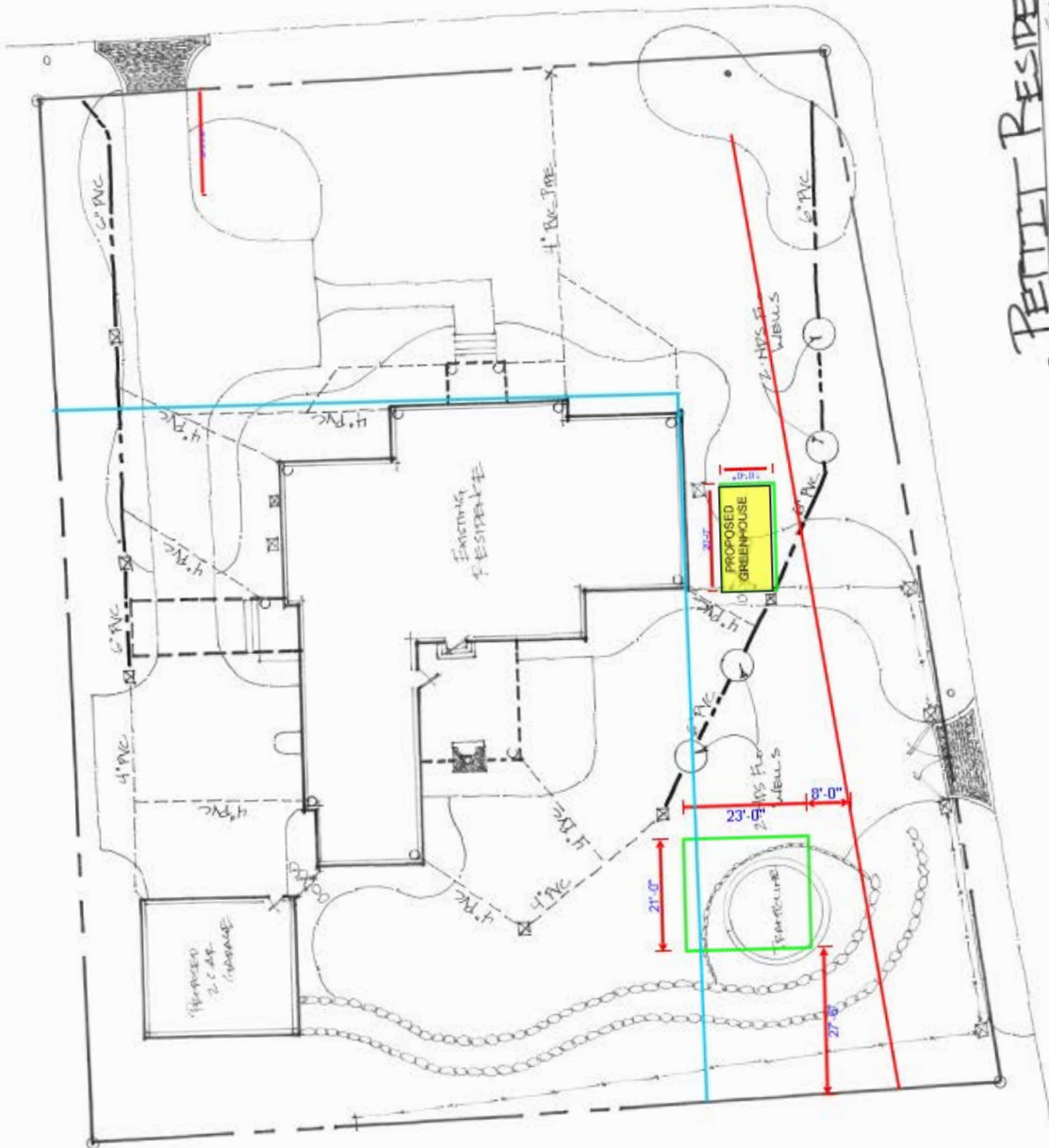
4. Roof to be standing seam metal

5. Fireplace to be stone

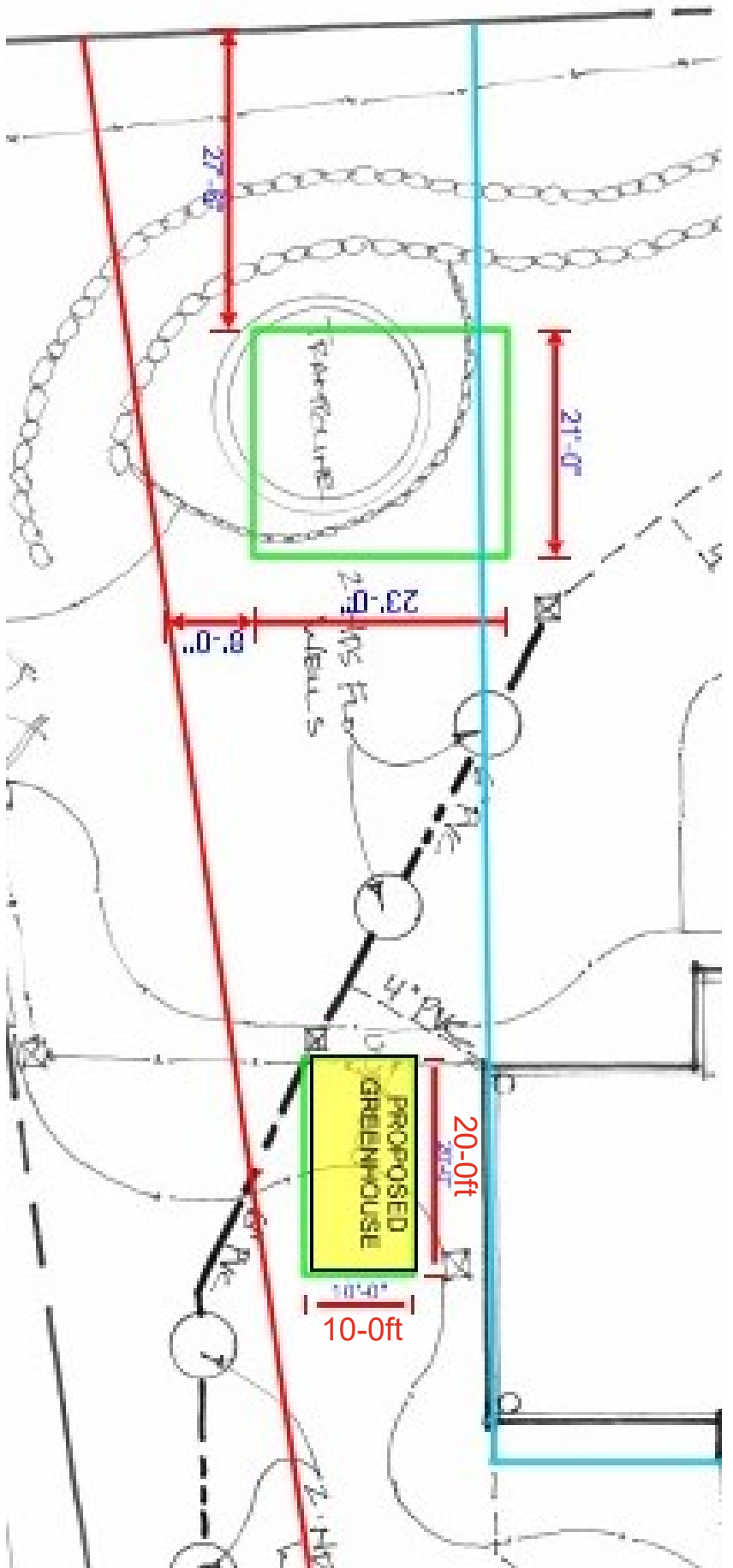
PRECEDENCE OF DECISIONS

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.

SITE PLAN



PETIT RESIDENCE
DRAWING PLAN
BY: B. GIBSON



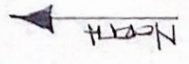




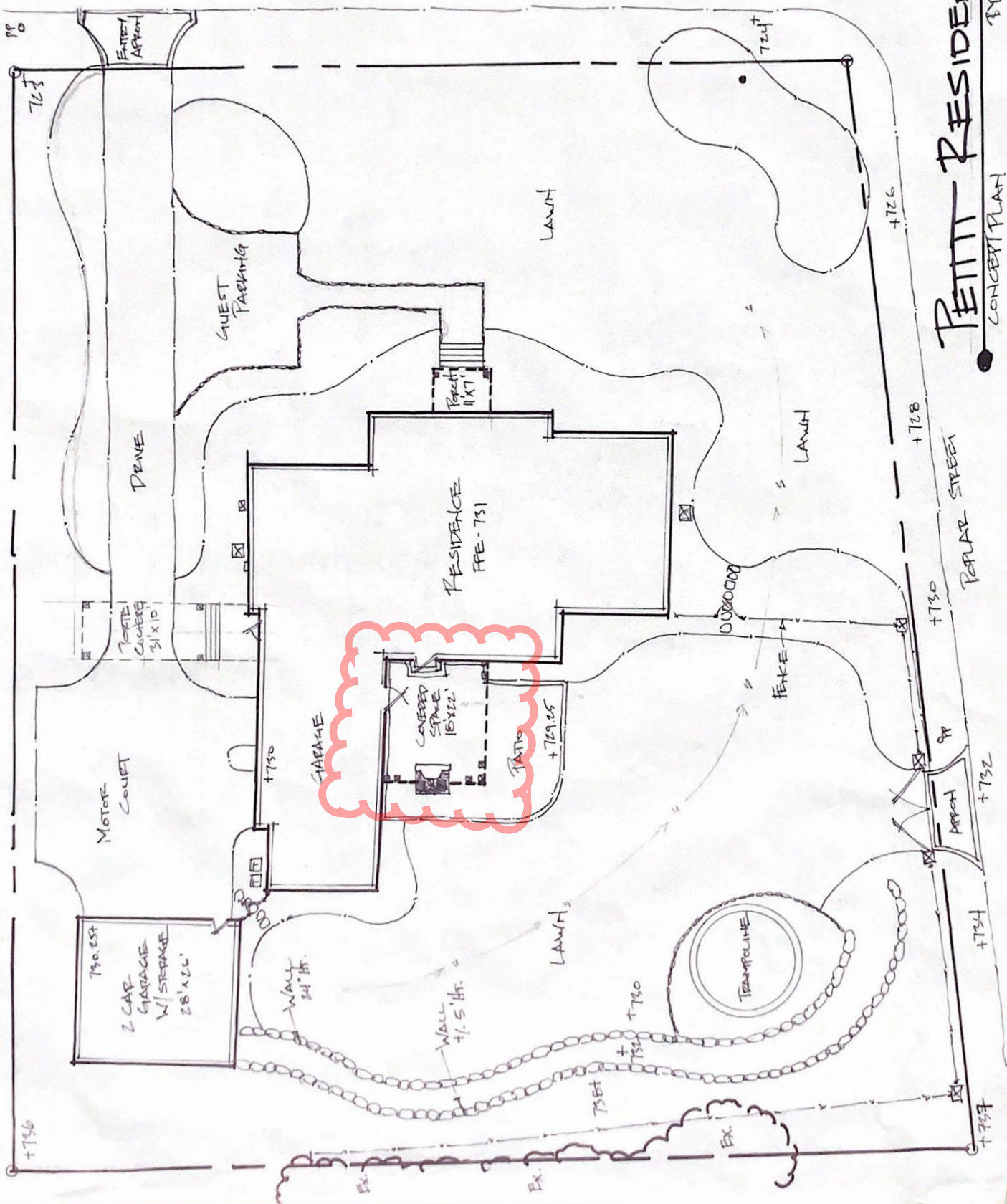


SITE PLAN SUBMITTED WITH COP24-17.

SCALE: 1" = 10'



OAKLAND STREET



PETTITT RESIDENCE
CONCEPT PLAN
BY: B.S. GILBERT

Mar 11, 2025 at 3:59:51 PM
1-89 Poplar St
Cartersville GA 30120
United States



Mar 11, 2025 at 3:59:22 PM
7 Oakland St
Cartersville GA 30120
United States



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7 Oakland St
Cartersville GA 30120
United States



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7 Oakland St
Cartersville GA 30120
United States



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1-89 Poplar St
Cartersville GA 30120
United States

