



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-03

HPC Meeting – 1/16/24

Application Information

Address: 530 W Main St
 Applicant: Brad and Lizzie Galland
 Historic District: Granger Hill
 Zoning: R-20
 Setbacks: Front= 20ft. Rear= 20ft. Side=10ft. Accessory Str: Side yard only. Variance required.

Brief Description: Construct new carport to rear of home, but in front yard of Knight St.

Applicable Guidelines to Consider- Sec. 9.25- 56

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. Aesthetic Recommendations
	D. Paint	
	E. Roofs	X 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. Replace wood exterior with cedar planks.
2. Add cedar planks over stucco columns (sides)
3. Replace aluminum gutters with 6" copper gutters (Similar dim. to existing size).
4. Replace tiles on ground at door with cement board wood planks.
5. Replace existing fabric awning with new fabric awning (maintenance)
6. Paint aluminum window frame (maintenance).

Staff Comments:

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

COP18-20. Extensive Side and Rear additions. Approved 10-16-18.

COP20-17. Add gutters, downspouts, and window boxes. Approved. 7/21/2020.

Analysis of the COP:

Currently, there is no covered parking for the property. The applicant is proposing a new carport structure to rear of the house. Due to having multiple street frontages, a variance will also be required due to the carport planned in the front yard abutting Knights St.

Chapter 26, zoning, Sec. 4.9

Accessory uses, buildings, or structures on residential lots shall be located within a rear yard only and be a minimum of five (5) feet from all property lines which do not abut a street right-of-way. A detached garage or carport may be allowed in a side yard of a residential lot and, if so placed, shall comply with the side yard setback requirements of the district. In the case of a residential corner lot, in which a lot abuts or adjoins the intersection of two (2) or more streets other than an alley, an accessory structure may be allowed in a side yard and, if so placed, shall comply with the side yard setback requirements of the district.

For the HPC review:

The structure is 25ft x 35ft. with heavy post and beams supporting the structure. Masonry columns will be added to the base of posts. The roof will be a metal roof with a 4:12 pitch.

The pad will be concrete.

A retaining wall will be required to address grade changes on one side of the structure.

The storage room walls appear to be board and batten siding per the elevations.

Commissioners Work Sheet**Materials:**

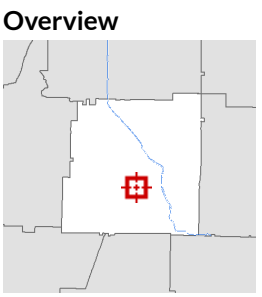
	Existing Materials	Materials to be Used
Roof		Metal
Siding		Wood/ Hardy, board and batt
Windows		
Doors		
Exterior Lighting		
Foundation		Concrete slab
Awning		
Entrance		
Gutters		
Ornamentation		Wood posts and trusses

Hardscaping

Patio:
 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.



Legend
 □ Parcels
 — Roads

Parcel ID	C014-0010-016	Alternate ID	33696	Owner Address	GALLAND BRADFORD P & ELIZABETH H
Sec/Twp/Rng	n/a	Class	Residential		530 W MAIN STREET
Property Address	530 W MAIN ST	Acreage	1.58		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 485 D4				

(Note: Not to be used on legal documents)

Date created: 12/21/2023
 Last Data Uploaded: 12/20/2023 9:08:44 PM

Developed by  **Schneider**
 GEOSPATIAL



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

*Applicant: Brent & Lizzie CAWAND

Project Address: 530 W. MAIN ST, CIVILIAN

Mailing Address (if different than project address):

Phone: 770 634 4765

Email: BrentCawand@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.

Office Use Only	
Case Number	COP24-03
Date Received	12-21-23
Contributing	Y. c1941
Zoning	R-20
Legal Advertisement	1-9-24
Notified Adjacent	_____
HPC Hearing	1-16-24
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	C014-0010-016

PROJECT

Existing Building Type:

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

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

CARPORT ADDITION

INFORMATION

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: FEB 7, 2024

Anticipated Completion: APRIL 1, 2024

Contractor/Consultant/Architect: TYSON SWIFT

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 12/20/23

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]

WE INTEND TO BUILD A CARPORT

(DETACHED) BEHIND OUR HOUSE.

WE ALSO PLAN TO PAVE THE PARKING

AREA WITH CONCRETE (CURRENTLY

GRAVEL). THE MATERIAL WILL BE

TIMBER SIMILAR TO REAR OF HOUSE

WITH MINIMAL AMOUNT OF BRICK/BATTU

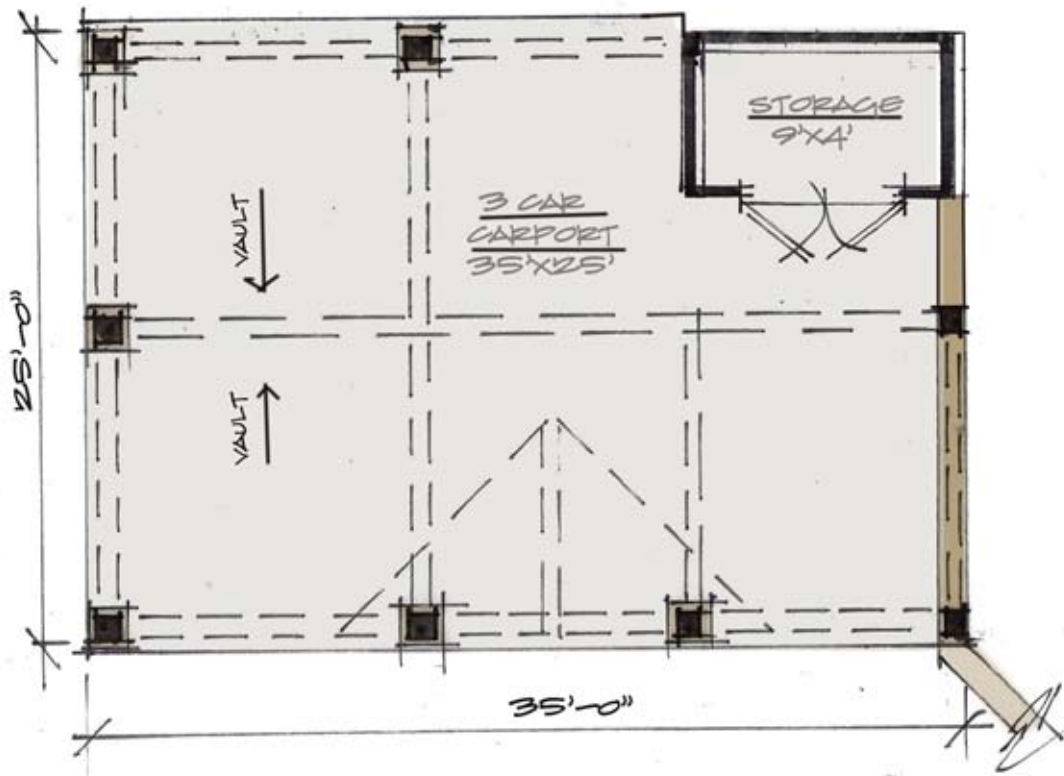
TO MATCH HOUSE. A RETAINING WALL

WILL BE BUILT TO SUPPORT EXISTING

GRADE CHANGES.

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.



DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
 ESTABLISHED 1996

CARPORT FLOOR PLAN #2
 CALLAND RESIDENCE - CARTERSVILLE, GA.
 MAIN STREET DESIGNS, INC. 11/16/23
 678-697-4458 TDU

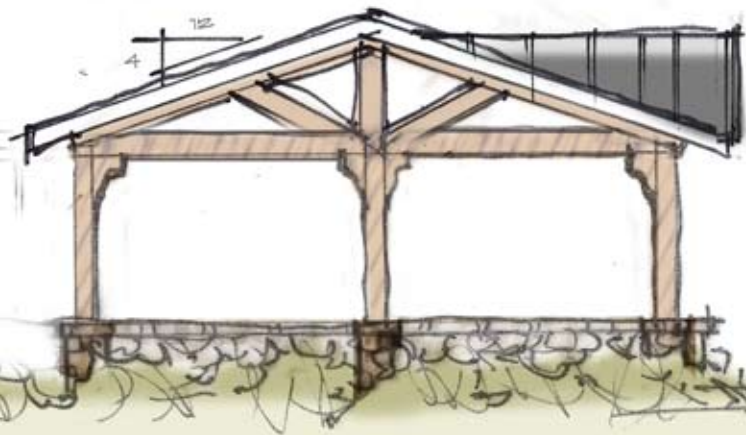


DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
ESTABLISHED 1996

CARPORT FRONT ELEVATION #2

GALLAND RESIDENCE
MAIN STREET DESIGNS, INC.
678-697-4458

CARTERSVILLE, GA.
11/16/23
TDJ

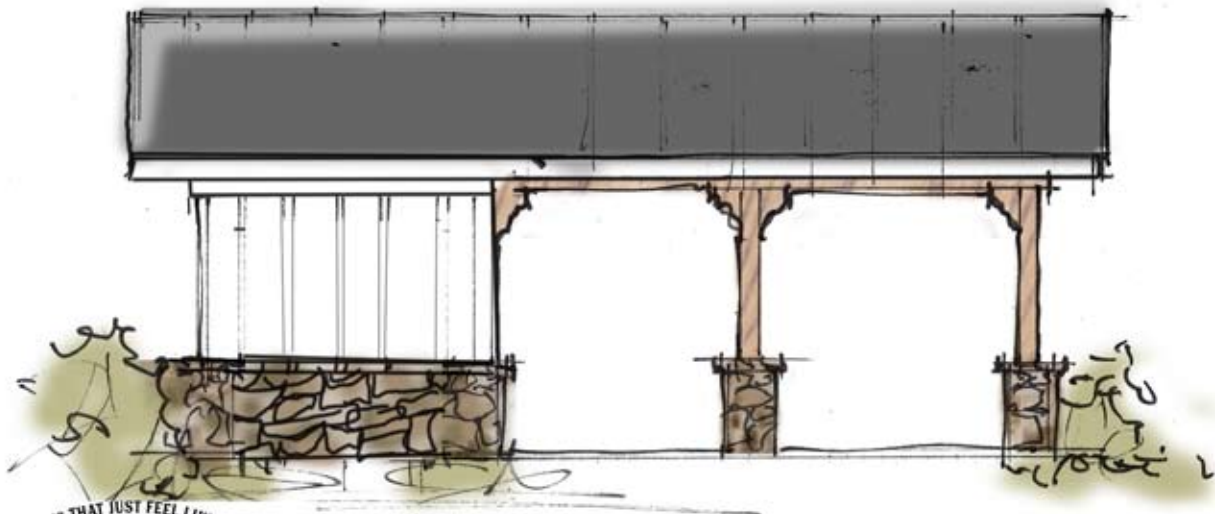


CARPORT - LEFT ELEVATION #2

GALLAND RESIDENCE
MAIN STREET DESIGNS, INC.
678-697-4458

CARTERSVILLE, GA.
11/16/23
TDJ

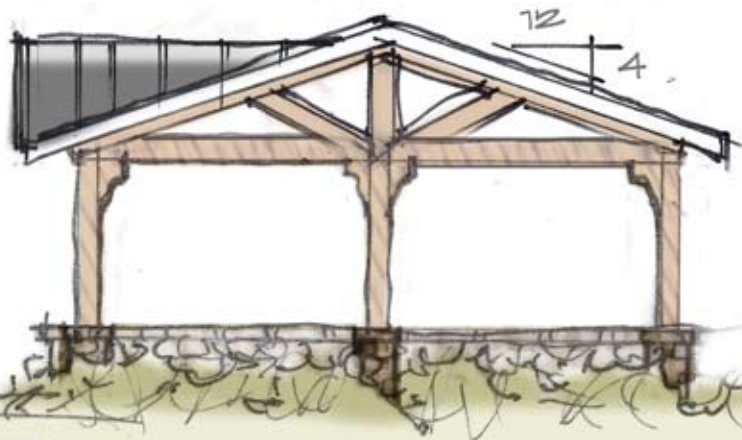
DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
ESTABLISHED 1996



DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
ESTABLISHED 1996

CARPORT REAR ELEVATION #2
CALLAND RESIDENCE
MAIN STREET DESIGNS, INC.
678-697-4458

CARTERSVILLE, GA
11/16/23
TDJ



DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
ESTABLISHED 1996.

CARPORT RIGHT ELEVATION #12

GALLAND RESIDENCE - CARTERSVILLE, GA.
MAIN STREET DESIGNS, INC. 7/16/23
678-69-4458 TDJ





Google Earth
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