



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-06

HPC Meeting – 1/16/24

Application Information

Address: 219 West Ave
 Applicant: Jacqueline Black et al
 Historic District: Olde Town
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 8ft. Side=20ft.

Brief Description: Convert building in driveway to a garage. Modify existing fence at driveway.

Applicable Guidelines to Consider- Sec. 9.25- 53, Olde Town Ordinance

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	X L. Accessibility, Health, and Safety Considerations
	C. Architectural Metals	M. Aesthetic Recommendations
	D. Paint	
	E. Roofs	PART TWO: Additions and New Building Construction
X	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. Convert existing building in driveway to a garage.**
 - A. Remove windows.
 - B. Add carriage style, double garage door. Modify front wall as needed.
 - C. Add coach lamps to either side of door.
 - D. Repair/ replace vinyl siding as needed.

- 2. Replace existing fence along driveway/ property line.**
 - A. Add new automatic gate in driveway.
 - B. Replace existing fence in back yard

Staff Comments:

History of the Property- Bartow County Tax assessor's records shows house was built in 1918. GHRS shows 1880-1920.

No COPs on file.

Analysis of the COP:

The house type is Central Hallway. The house style is undetermined

The applicant has the property under contract for purchase. The HPC review of the garage conversion and fence repair/ gate addition is part of the due diligence.

The applicant proposes converting the large room located in the driveway into a garage. No documentation was found of this space ever being a garage. The major work entails removing part of the front wall and installing a carriage style, double garage door, 16ft in length and 7-8ft in height. An example is included with the application.

The existing siding is vinyl and will be replaced/ repaired where needed to make the garage door opening.

A new automatic gate is proposed in the driveway. It will be black metal with wood panels and custom built to fit driveway. See example provided.

Applicant also proposes replacing existing fence with same. It is assumed that this fence is in the back yard. Sec. 4.16, Fences and Walls, of the zoning ordinance is provided for reference.

The privacy fence and split rail fence along the eastern property line belongs to 215 West Ave.

The proposals seem appropriate for the property and district.

Commissioners Work Sheet**Materials:**

	Existing Materials	Materials to be Used
Roof		
Siding		Wood/ vinyl
Windows		
Doors		
Exterior Lighting		
Foundation		Concrete slab
Awning		
Entrance		
Gutters		
Ornamentation		

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.

Sec. 4.16. - Fences and walls.

A. In all zoning districts:

1. No fence or wall shall constitute an obstruction to the vision for or create a hazard to vehicular traffic.
2. No fence or wall, including retaining walls, shall be constructed of exposed concrete block, tires, junk or other discarded materials.
3. The fencing standards as stated in this section shall not apply to fencing for detention ponds.
4. The wall standards as stated in this section shall not apply to retaining walls approved by the plan review process for planned developments.



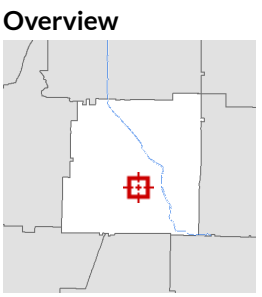
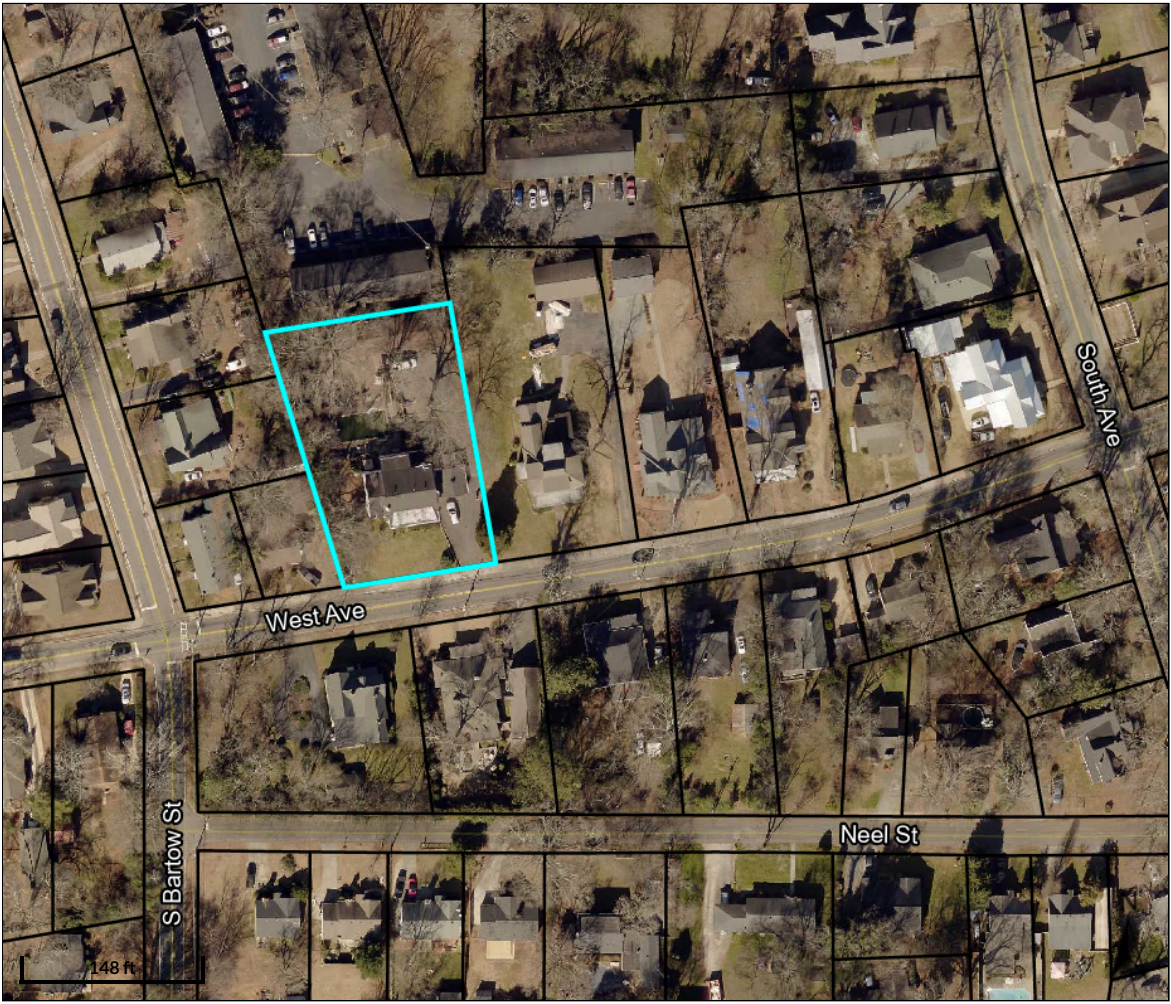
B. In all residential and commercial zoning districts:

1. Any fence or wall which extends into the front yard shall be ornamental or decorative, and shall not be opaque. Any such fence or wall may be constructed of brick, stone, wood, wrought iron, split rail, or other decorative material as approved by the zoning administrator.
2. Fences and walls shall not exceed four (4) feet in height in a front yard and shall not exceed eight (8) feet in height in a side or rear yard.
3. Chain-link fencing material may be used in the front yard with prior approval of a variance by the board of zoning appeals. No variance is required if chain link fencing material is used in a side or rear yard.
4. For a corner lot or double frontage lot, a screening or opaque fence may be installed to the rear of the principal structure at a maximum of eight (8) feet in height provided that the fence shall be located behind the required front yard setback and shall not be located adjacent to or abutting a collector or arterial street.
5. Razor wire (ribbon) shall be prohibited.




C. In all industrial zoning districts:

1. Fences or walls shall not exceed (8) feet in height in front, side and rear yards.

(Ord. No. 20-21, § 1, 4-1-2021)



Legend

-  Parcels
-  Roads
-  Streams and Rivers

Parcel ID	C016-0006-006	Alternate ID	33992	Owner Address	KENNISON MATTHEW L & AMBER
Sec/Twp/Rng	n/a	Class	Residential		KESNER STEPHEN JR
Property Address	219 WEST AVE	Acreage	0.56		219 WEST AVENUE
					CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL526 LD4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/11/2024
Last Data Uploaded: 1/10/2024 10:05:18 PM



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

*Applicant: Jacqueline Black et al

Project Address: 219 West Ave.

Mailing Address (if different than project address):

Phone: 678- 787-1148 _____

Email: jacqueblack85@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	COP24-06
Date Received	12-29-24
Contributing	Y- c. 1918
Zoning	R-7
Legal Advertisement	1-9-24
Notified Adjacent	_____
HPC Hearing	1-16-24
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	C016-0006-006

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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):

SEE ATTACHED APPLICATIONS AND SCOPE OF WORK _____

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: _____

Anticipated Completion: _____

Contractor/Consultant/Architect: _____

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 _____ Signature _____



Historic Preservation Application for Administrative Review

Administrative approval may be issued for the following projects only. A Certificate of Preservation must be obtained from HPC for projects not listed below: Check project area(s):

- ___ SIGN Must comply with Sign Ordinance
- ___ ROOF No significant alterations; no change in materials
- ___ FENCE Must comply with Zoning Ordinance
- ___ MAINTENANCE No change in exterior design or material
- ___ DECK Rear yard only
- ___ POOL Rear yard and side yard, if corner lot.
- ___ ACCESSORY STRUCTURE Rear yard only; must be less than 200 square feet
- ___ RETAINING WALL (NEW) Generally, for aesthetics and erosion control of short slopes, no structural impact to historic structure, under 30in. when abutting a public ROW or fence/handrail required. Utility locate required. Must Comply with Zoning Ordinance.

Owner's Name: Tony Black
Ashley Black
Jacqueline Black Phone: 678-787-1148
 Property Address: 219 W. Ave, Cartersville, GA 30120 Email: jacqueblack85@gmail.com
 Mailing Address: 18 Park Cir, Cartersville, GA 30120 Commercial Residential

DESCRIPTION OF WORK

1. Describe in detail all work planned: Garage renovation back to a functioning garage, install garage door (Pics Attached)
2. List materials to be used. Submit specification sheet, if available: Siding to match existing siding, garage door New on front of garage.
3. Will there be an exterior structural change? Explain: No
4. Anticipated start date: Feb 2024 (when we take possession) Anticipated end date: NO more than 6 wks after possession
5. Applicant's signature: Jacqueline Black Application date: _____

STAFF REVIEW

Approved: _____ Denied: _____
 Staff signature: _____ Date: _____

City of Cartersville Planning and Development. 10 N. Public Sq. Cartersville, GA 30120.
 Contact: David Hardegee. (o)770-387-5614. dhardegee@cityofcartersville.org



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Owner's Name: Tony Black, Ashley Black, Jacqueline Black Phone: 678-787-1148
 Property Address: 219 W. Ave, Cartersville, GA 30120 Email: jacqueblack85@gmail.com
 Mailing Address: 18 Park Cir, Cartersville, GA 30120 Commercial Residential

DESCRIPTION OF WORK

1. Describe in detail all work planned: Repair Existing out building, add garage doors. Add gate to Fence, right of garage
2. List materials to be used. Submit specification sheet, if available: Wood Fence, materials on Building in back will match house materials and Doors
3. Will there be an exterior structural change? Explain: NO

4. Anticipated start date: March, after possession Anticipated end date: No More than 6 wks after possession.
5. Applicant's signature: Jacqueline Black Application date: _____

STAFF REVIEW

Approved: _____ Denied: _____
 Staff signature: _____ Date: _____

City of Cartersville Planning and Development. 10 N. Public Sq. Cartersville, GA 30120.
 Contact: David Hardegree. (o)770-387-5614. dhardegree@cityofcartersville.org

David Hardegree

From: Jacqueline Black <jacqueblack85@gmail.com>
Sent: Thursday, January 4, 2024 11:32 AM
To: David Hardegree
Subject: Re: [EXTERNAL] 219 West Avenue Cartersville
Attachments: Historical Society Checklist.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

David, we will be holding off on the approval for the storage building in the back of the property for now. We simply need to many more questions answered from the contractor to know exactly how we want to proceed with it. We will reach out to you when we are more informed and ready to proceed. Below you will find a .PDF with the information on the Two Car garage at the front of the house as well as what we are planning for the fence. Please let me know if you have any additional questions.

Thank you,
Jacqueline

On Jan 3, 2024, at 3:09 PM, David Hardegree <धारdegree@cityofcartersville.org> wrote:

Ms. Black,

I've reviewed the application and I do need to know a few more details? For the front garage can you provide:

- A sketch or statement providing the length and width dimensions of the structure?
- Dimensions of the proposed garage door that would be installed in the existing garage? At the very least, please confirm that the proposed garage door will be a single door (as shown in picture), (2) singles, or (1) double width door. **One Single Door, as shown in the photo L- H-**
- Will carriage style doors be installed as shown- glass at top?
- Will a standard door be installed, as shown on left side in picture #2?
- Will wall mounted lighting be installed as shown?
- What material is the existing siding- Wood? Composite? Vinyl? cement board?
- Provide sketch or statement demonstrating location of proposed gate relative to front of the proposed garage.

- Will gate be in the style of the existing wood privacy or split rail fence?

For the rear accessory structure:

- Provide a statement on the type of repairs needed.
- Provide details similar to above about garage doors to be added or replaced.
- If available, provide pictures of the accessory structure, or let me know if I need to take pictures.

Thank You.

David

David Hardegree
Planning and Development
O. 770-387-5614

From: Jacque Black <jacqueblack85@gmail.com>
Sent: Friday, December 29, 2023 9:58 AM
To: David Hardegree <dhardegree@cityofcartersville.org>
Subject: [EXTERNAL] 219 West Avenue Cartersville

David,

Here are the applications for the work we need to complete on 219 West Avenue as soon as we take possession. Thank you so much. Just let me know who to call re pay the application fee.

Thanks again!
Jacqueline Black

<image001.jpg>

<image002.jpg>

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Disclaimer

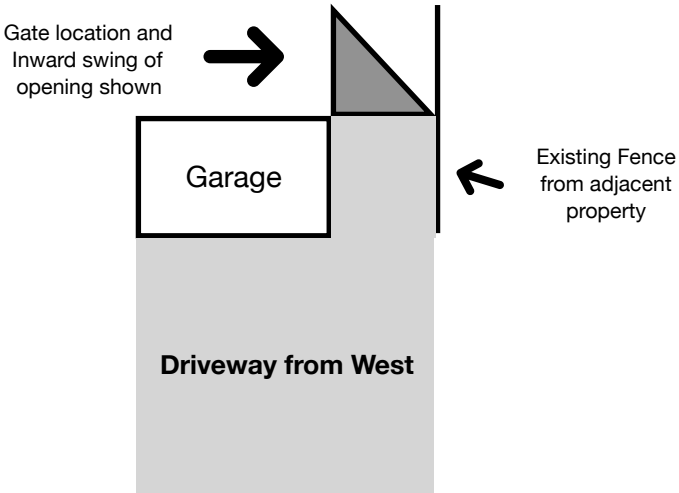
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- The Width and length of the overall structure will not change. The majority of the work will include internal renovations and the front (road facing) being converted to a garage door opening.
- The Garage door will be a Single garage door that is double sized. Same as the picture shared. It will be 16 ft. in length and 7 to 8 ft high. the height is unknown until the work is started due to figuring out where the beam will need to be placed on the interior of the structure.
- The Garage door will be black in color and have glass windows across the top.
- There will not be an exterior standard door installed. This just happened to be in the example and was not meant as a potential change.
- We will have 2 wall mounted lights on either side of the garage door opening. We have attached an example of the mounted lights that we will install.



- The existing siding is Vinyl siding and this will not be changed during this process.
- See attachment of the example diagram for the gate and the look of the gate that will be to the side of the garage and be an access point for the back yard. We will be installing a motorized gate opening and therefore the gate will be made of a steel frame and be powder coated black. This is just an example of the look as the gate will be Custom made to fit our dimensions and utilize the same wood that we will use for the fencing on the other side of the home



- The existing fence will be torn down as it is in disrepair. We are going to have the fence replaced in the same style as the current fence.

Cartersville, Georgia

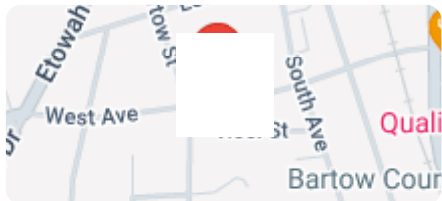
Google Street View

Oct 2023

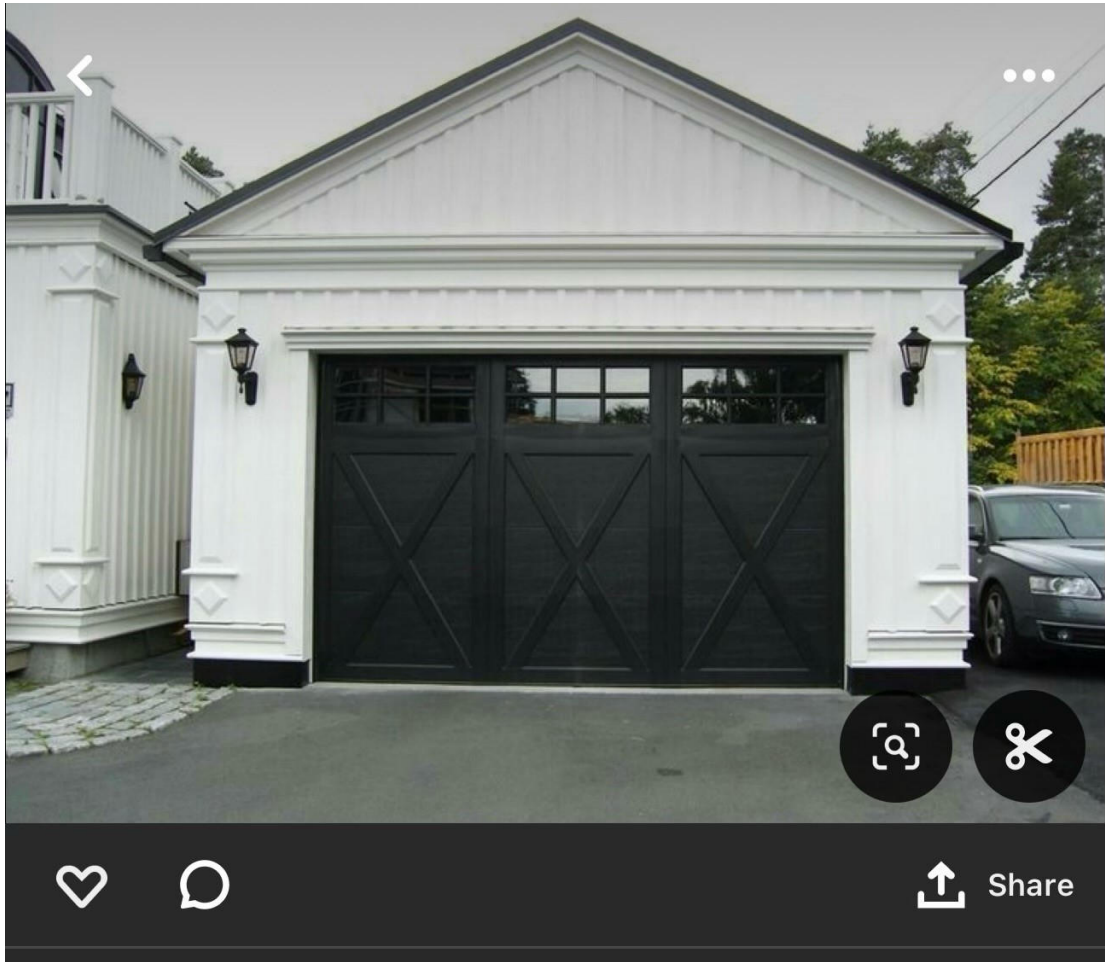
See more dates



Image capture: Oct 2023 © 2024 Google



Example of
Garage
Door



Cartersville, Georgia
Google Street View
Oct 2023 See more dates



Image capture: Oct 2023 © 2024 Google

