



**CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
MEETING**

Council Chambers, Third Floor of City Hall
Tuesday, August 15, 2023 at 5:30 PM

AGENDA

COMMISSIONERS:

Greg Frisbee – Chair
Brad Galland – Vice Chair
Becky Carr
Larry Gregory
Vandi White
Lisa Ellis
David Elder

CITY PLANNER:

David Hardegree

CITY CLERK:

Julia Drake

DEPUTY CITY CLERK:

Ashley Peters

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. June 20, 2023

CERTIFICATE OF PRESERVATION

2. COP23-17. 38 Walker St. Applicant: Conscience Bay LLC

STAFF OR COMMITTEE COMMENTS

OTHER

The next meeting of the Historic Preservation Commission will be September 19th. 5:30pm.

ADJOURNMENT

Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.

**P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120
Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org**



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	July 18 th , 2023
SUBCATEGORY:	Minute Approval
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	June 20, 2023
DEPARTMENT SUMMARY RECOMMENDATION:	Minutes from June 20,2023 have been uploaded for your review and approval.
LEGAL:	N/A

Historic Preservation Commission Meeting
 10 N. Public Square
 June 20, 2023
 5:30 P.M.

I. Open Meeting

Called to order by Vice Chairman Galland at 5:30 PM.

Present: Larry Gregory, Becky Carr, David Elder, and Brad Galland.
 Staff Present: Zack Arnold, Ashley Peters, and Keith Lovell
 Absent: Greg Frisbee, Vandi White, Lisa Ellis

1. Approval of Minutes

Vice Chairman Galland called for a motion to approve minutes of the meeting on April 18, 2023 and May 16, 2023. Board Member Becky Carr made a motion to approve both meetings. Board Member David Elder seconded the motion. The motion carried unanimously.

Vote: 4-0

Certificate of Preservation:

1. COP23- 15. 411 W. Main St.

Applicant: Hollie Ellenburg

Vice Chairman Galland called for the next item on the agenda. Zack Arnold, Assistant City Planner, stated per the original application COP23-15, the intent is to construct a 2- tier, natural stone retaining wall along W. Main St. Property was properly posted.

The home was constructed c.1940 according to the Bartow County Tax Assessor. GHRS shows date range as c.1895-1904. COP15-08. Multiple exterior and site renovations. Approved 4/21/15. Replace the front-east wall with board & batten siding. Denied 4/21/15.

The owner wishes to improve the appearance of the property by minimizing the front yard slope along W. Main St. The slope to the sidewalk was grass prior to the initial disturbance. A Stop Work Order was posted once the unreviewed work was observed. New wall type – Natural stone boulders and/ or stacked stone. See application for wall examples. Landscape material and sod will be installed to complete the wall and stabilize the soil.

HPC review guidelines are limited to Sec. 9.25-54, Part 1, Sec. M:

M. Aesthetic recommendations:

1. Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
2. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip lines of trees.
3. Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

The proposed retaining wall type, dimensions and location are compliant with the zoning ordinance per Sec. 4.16.

The water department requires that the water meter be relocated. It conflicts with the proposed wall location. See attached sketch with notes. Also, the wall should maintain a min. 5ft. separation from the natural gas line.

Project Task:

1. Construct 2- Tier, natural stone retaining wall along W. Main St. Approx. length 60 ft. per tier.
2. Add landscape plantings between tiers and above upper tier.
3. Add sod to the area between the lower tier and sidewalk.

Vice Chairman Galland opened the floor for a public hearing.

Hollie Ellenberg, 18 Mountain View Ct, Owner of Fox Glove and Wildflowers, came forward to represent application and gave a brief description of the work that was being completed. She also stated she spoke with the water department and found a solution to move the water meter.

Kathi Francesconi, 416 W Main Street, came forward in to speak for the application. Mrs. Francesconi stated that this will greatly improve the property and will be a good asset to the neighborhood.

Raborn Taylor III, 414 West Main St, came forward to speak for this application. Mr. Thomas stated he was in favor of what this will do for the home.

Vice Chairman Galland closed the public hearing for discussion.

Mr. Arnold stated no further permits would be needed. Mr. Elder asked the applicant if the wall would curve. Ms. Ellenburg stated that it would curve back into the earth.

Board Member Elder made a motion to approve the application as submitted. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 4-0.

2. COP23-16 17 E Church St.

Applicant: Art in Bartow

Vice Chairmen Galland called for the next item on the agenda. Mr. Arnold stated per the original application, COP23- 16, the intent is for a variance request to increase wall sign criteria for the installation of the mural on the east side of the wall. Wall is currently painted brick.

The structure was constructed c.1900 according to the Bartow County Tax Assessor. GHRS shows c. 1940. COP19-22. Replace the French doors with a 2/3 lite fiberglass, ADA compliant door (36in. wide) and add two masonry columns on each side of doorway for structural support. Approved 8/20/19.

Art in Bartow is proposing a painted mural on the east facing wall of 17 E. Church St. The wall is approx. 35ft. long and 15ft in height or approx. 525sf. The wall is currently painted brick. The mural may also serve as a wall sign for the buildings tenant, LIVE2540, also known as LOVE, with a location at 24 E Church St. The 17 E Church St. location is used for storage by the tenant.

There are no city ordinance sections for murals, so the precedent has been to define murals as signs. Typically, murals exceed the height and area allowed for wall signs, so a variance is needed. This is true for this project. Because a variance is needed and the project is in the DBD historic district, HPC review is required.

The only HPC reviewable item related to the proposed mural is the painted vs unpainted brick issue. Since the mural is proposed on a painted brick wall, this would be compliant with the HPC ordinance, Sec. 9.25-52 Part 1, subsection (9).

The Board of Zoning Appeals (BZA) will be reviewing the project for sign ordinance requirements. A variance hearing is scheduled for the BZA on July 13th, file V23-15. The following requirements will be reviewed:

1. Increase wall sign area from the allowed 70sf to approx. 525sf, per Sec. 20-27 (1) General Regulations, subsection (f)(1)
2. Increase height from the allowed 24in. to approx. 15ft. per Sec. 20-27, General Regulations, subsection (f)(4); and
3. Allow a painted wall sign in the DBD, per Sec. 20-27 (3) Prohibited signs in the DBD district, subsection (c)

The HPC may have an opinion on the item 3 above.

The mural does comply with all other sign requirements. Staff supports Art in Bartow initiatives including the addition of this mural downtown. It is believed that the content of the mural, "LOVE", is merely coincidental to the name of the company renting space, and is indicative of positive, family friendly messaging expected of all artwork in the Cartersville community.

Project Task:

- 1. Paint Mural on east side of wall. Wall is currently painted brick.

Vice Chairman Galland opened the floor for a public hearing.

Barry Henderson, 4 Howard Heights Cartersville, Chairman of Art in Bartow, came forward to represent the application and gave a brief description of the application.

Mr. Taylor returned to the podium to express his support of this application.

Vice Chairman Galland closed the public hearing for discussion.

Mr. Elder stated this would be a great addition and asked if Art in Bartow would maintain the mural. Mr. Henderson stated yes, Art in Bartow would maintain.

Board Member Carr made a motion to approve the application as submitted. Board Member Elder seconded the motion. Motion carried unanimously. Vote: 4-0

Vice Chairman Galland adjourned the meeting at 5:51 PM.

Date Approved:

/s/ _____
Greg Frisbee, Chairman



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	August 15, 2023
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP23-17. 38 Walker St. Applicant: David Munisteri
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant wishes to construct two new houses per the submitted plans.</p> <p>The lot has been surveyed and can be split to allow two lots.</p>
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP23-17

HPC Meeting 08/15/2023

Application Information

Address: 38 Walker Street
 Applicant: David Munisteri
 Historic District: West End District & West End Infill Overlay District
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Summary Description: New home construction

Applicable Guidelines to Consider:

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	
F. Exterior Walls	<input checked="" type="checkbox"/> 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
Commercial Design Guidelines (Historic Downtown Business District)	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction –	

Project Scope:

1. This is currently a vacant lot. The lot will be subdivided into two lots.
2. The two homes will be oriented toward Lee St. Re-addressing is needed.
3. Construct two new, 2-story houses per plans, approx. 1500sf. heated floor space.
4. Materials to be similar to 16 and 20 Walker St., COP23-01 and -02.

Staff Comments:

History of the Property- This is currently a vacant lot.

No previous COPs on file.

Analysis of the COP:

The applicant wishes to construct two new houses on an undeveloped site. The site will have to be subdivided and re-addressed with Lee St addresses. The two houses will be allowed on the site with a lot area of approx. 5,300sf as a zoning density bonus will be applied. The developer will certify the houses as Earthcraft house per the density bonus requirement. Min. lot area is 7,000sf.

The lot sizes, site placement and house configurations comply with the West End Infill Overlay District requirements.

The applicant has provided floor plans and elevations of the proposed new houses. The new structures will have a footprint of approximately 41'-10" x 24' with a 2nd floor and single car garage. The heated floor area will be approx. 1,503sf. The houses will have a slab foundation. A site plan is not provided, but the structures will be oriented to Lee Street and meet the minimum building setbacks: 20ft- front; 20ft- rear; 8ft. side.

Exterior materials will be a 5" lap, cement board siding on all sides and 1st and 2nd stories with the exception of cement panel Board and Batten to be used on the front wall of the 2nd story.

Windows will be a vinyl window, 3/1 configuration, single hung.

An asphalt, architectural style shingle is shown. The roof will have a 6/12 pitch.

Trim Boards are expected to be wood, cement board or composite material.

Concrete driveways are planned.

The materials will be similar, if not identical, to the materials used at 16 and 20 Walker St., COP23-01 and -02, approved January 2023.

There are a mix of housing types along Lee and Walker Streets, but many of the original houses appear to be constructed as Central Hallway and Bungalow types. Some cottage and ranch styled houses are present. No style is identified for homes along Lee Street.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof		Asphalt/ 6/12 pitch
Siding		Cement board, smooth, 5" lap
Windows/Shutters		Vinyl, SH, 3/1
Doors		Wood/ metal
Exterior Lighting		
Foundation		Concrete slab
Deck		
Steps		
Driveway		Concrete

Notes:

I move to approve the application for repainting for maintenance purposes and replacing the wrought iron metals on front porch with wooden columns at 405 West Ave as submitted. I find compliance with the guidelines referenced in the staff report and those brought up during discussion.

David Hardegree

From: David munisteri <damunisteri@gmail.com>
Sent: Wednesday, August 9, 2023 7:05 PM
To: David Hardegree
Subject: Re: [EXTERNAL] City Meeting for Lot 38 Walker Str

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender: damunisteri@gmail.com

David

Materials are all correct.

I was planning to have both homes face Lee Street so the driveways work.

Thank you!
David Munisteri
404-569-5039
Jesus is my Shepherd!

On Wed, Aug 9, 2023 at 12:55 PM David Hardegree <dhardegree@cityofcartersville.org> wrote:

Please confirm the materials since they were not listed in the application or on the drawings. I pulled this information from 16 Walker St HPC application/ plans.

Roof	Asphalt Shingles
Siding	Cement board, smooth, 5" lap. B&B- Cement Board or Wood
Windows	Vinyl, SH, 3/1
Doors	Wood/ metal
Trim boards	Cement board/ Wood/ Composite
Foundation	Concrete slab

Also- Are both houses going to be oriented toward Lee St or one to Walker and one to Lee? I need to coordinate at least one new address.

DH

From: David munisteri <damunisteri@gmail.com>
Sent: Tuesday, August 8, 2023 6:20 PM
To: David Hardegree <dhardegree@cityofcartersville.org>
Subject: Re: [EXTERNAL] City Meeting for Lot 38 Walker Str

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Sender: damunisteri@gmail.com](mailto:damunisteri@gmail.com)

see attached!

How did you like 16 Walker? I think it really turned out great.

Thank you!

David Munisteri

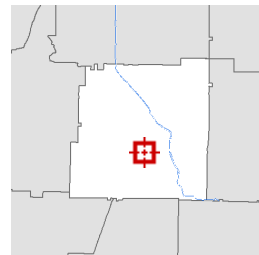
404-569-5039

Jesus is my Shepherd!

On Tue, Aug 8, 2023 at 5:19 PM David Hardegree <dhardegree@cityofcartersville.org> wrote:



Overview



Legend

- Parcels
- Roads

Parcel ID	C016-0001-015	Alternate ID	33912	Owner Address	CONSCIENCE BAY LLC
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 34
Property Address	38 WALKER ST	Acreage	0.27		EMERSON, GA 30137
District	Cartersville				
Brief Tax Description	LL525 D4				

(Note: Not to be used on legal documents)

Date created: 7/27/2023
Last Data Uploaded: 7/26/2023 9:01:59 PM

Developed by  Schneider
GEOSPATIAL

SPACE FOR CLERK OF SUPERIOR COURT

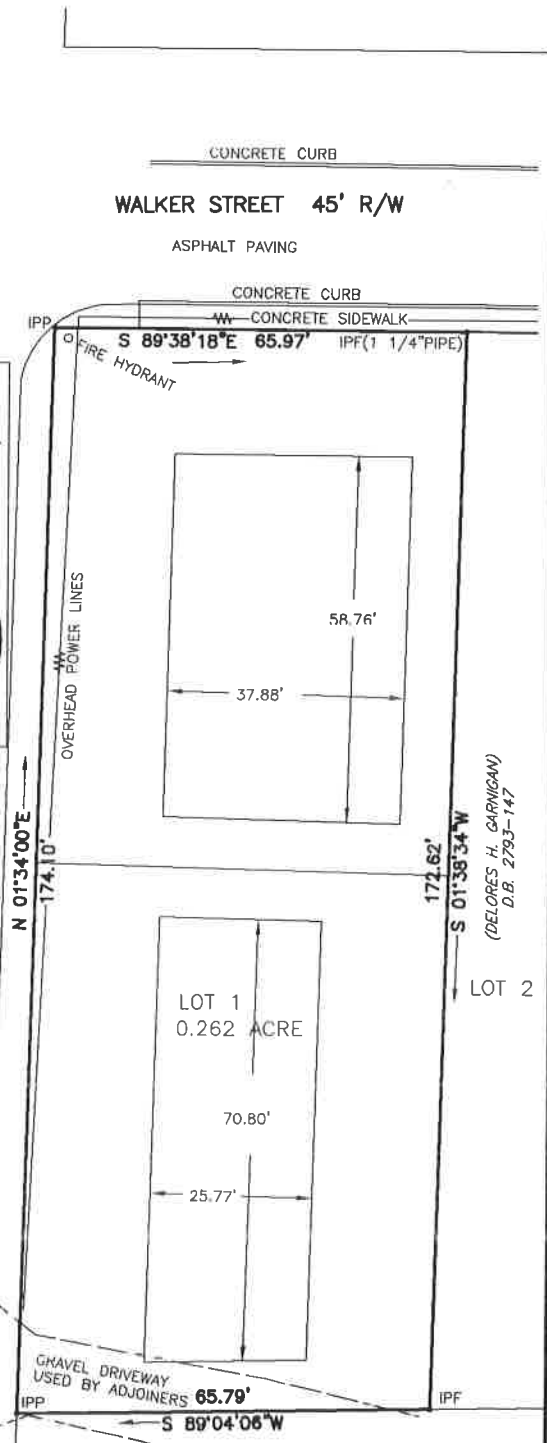
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which create the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



DATE: 12-06-2022
 WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803
 DATE OF LAST FIELD SURVEY WORK: 11-30-2022

**RETRACEMENT SURVEY FOR
 CONSCIENCE BAY LLC
 LOT 1, BLOCK 1, RUCKMAN SURVEY
 IN THE CITY OF CARTERSVILLE
 IN LAND LOT 525
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA**

LEE STREET 30' R/W
 ASPHALT PAVING



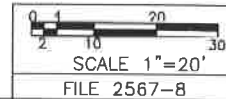
LOT 30
 (RONALD KEITH GAMBLE)
 D.B. 875-198
 2567SP.CRD 2567-8.DWG
 FLOOD INSURANCE RATE MAP 13015C00266 H
 DATED 10-05-2018 SHOWS THIS PROPERTY
 IS NOT IN THE 100 YEAR FLOOD ZONE.
 NOTE: IRON PINS ARE (1/2"RE-BAR)
 EXCEPT AS SHOWN.

SMITH & SMITH LAND SURVEYORS, P.C.
 LAND SURVEYOR FIRM No. LSF1000133
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457
 REGISTERED LAND SURVEYOR No. 1803

PLAT CLOSURE;
 ONE FOOT IN
 341,000 FEET.
 NOVEMBER 30, 2022

GEORGIA ZONE WEST
 GRID NORTH

R/W — RIGHT OF WAY	R — RADIUS	LP — LIGHT POLE
IPP — IRON PIN PLACED	x-x — FENCE	
IPF — IRON PIN FOUND	— — LAND LOT LINE	
CM — CONCRETE MARKER	⊕ — CENTER LINE	
CH — CHORD	— — POWER LINE	
L OR A — LENGTH OF CURVE	PP — POWER POLE	





Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: David Munisteri
 Project Address: 38 Walker St. (UNTA)
 Mailing Address (if different than project address):
PO Box 34 Emerson Ga 30137
 Phone: 404-569-5039
 Email: damunisteri@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.

West End H.D.

Office Use Only

Case Number COP23-17
 Date Received 7/24/23
 Contributing NC/VAC
 Zoning R-7
 Legal Advertisement 8-8-23
 Notified Adjacent _____
 HPC Hearing 8-15-22
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C 014-0001-015

PROJECT

Existing Building Type:

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

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

2 Story home with 1 Car Garage

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: Fall 2023

Anticipated Completion: Spring 2024

Contractor/Consultant/Architect: Arce Village Constr.

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 7/21/23 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

Item 2.

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) House plans attached

2) Site plan attached

3) All siding to be concrete
Hardie type siding

4) Home to meet Earthquake
requirements

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.



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: David Munisteri
 Project Address: 38 Walker St. (UNIT B)
 Mailing Address (if different than project address):
PO Box 34 Emerson Ga 30137
 Phone: 404-569-5039
 Email: dmunister@gmail.com

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PROJECT INFORMATION

Existing Building Type:

- Residential One ~~Two~~ of Multi-family _____
- Commercial Garage Storage _____
- Other _____

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

2 Story home w/ 1 Car Garage

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- Other _____

Start Date: Fall 2023

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Contractor/Consultant/Architect: Three Village Constr.

Office Use Only	
Case Number	<u>CP23-17</u>
Date Received	<u>7-24-23</u>
Contributing	<u>MC/VAC</u>
Zoning	<u>R-7</u>
Legal Advertisement	<u>8-8-23</u>
Notified Adjacent	_____
HPC Hearing	<u>8-15-23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C 016-0001-015</u>

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1) House plans attached

2) Site plan attached

3) All siding material to be concrete, hardie type siding

4) Home to meet EnergyStar requirements

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.

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS). BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
- ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED (CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
- ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTION) SHOWN ARE DIAGRAMMATIC, AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/ PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION, ETC) IS NOT PART OF THIS SCOPE
- ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOAD.
- ALL INTERIOR AND EXTERIOR DOORS ARE TO BE 6'-8" TALL UNLESS NOTED OTHERWISE

BUILDING CODES

ALL CONSTRUCTION TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

- INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH 2015 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH 2014 & 2015 GEORGIA STATES AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2018 EDITION, WITH NO GEORGIA STATE AMENDMENTS (EFFECTIVE 1/1/2018)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- 2018 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS



38 WALKER STREET

SQUARE FOOTAGE

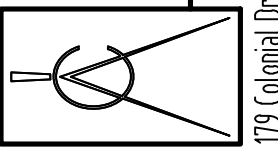
FIRST FLOOR	787 SQ. FT.
SECOND FLOOR	716 SQ. FT.
TOTAL:	1503 SQ. FT.
GARAGE	216 SQ. FT.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- ? INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- ? INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- ? INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

SHEET INDEX

SHEET	SHEET CONTENT
A-0	COVER SHEET
A-1	FRONT AND REAR ELEVATIONS
A-2	LEFT AND RIGHT ELEVATIONS
A-3	SLAB AND FIRST FLOOR PLANS
A-4	SECOND FLOOR AND ROOF PLANS
A-5	FURNITURE PLANS
D-1	DETAILS / SECTOIN



Cadd assistance corp.
DESIGN & DRAFTING
179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2631

Conscience Bay, LLC
PO Box 34
Emerson, Ga. 30137
404-569-5039
David Munisteri

PROJECT:
38 WALKER STREET

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drawn by	B.B
checked by	--
date	07/27/23
revised	
revised	

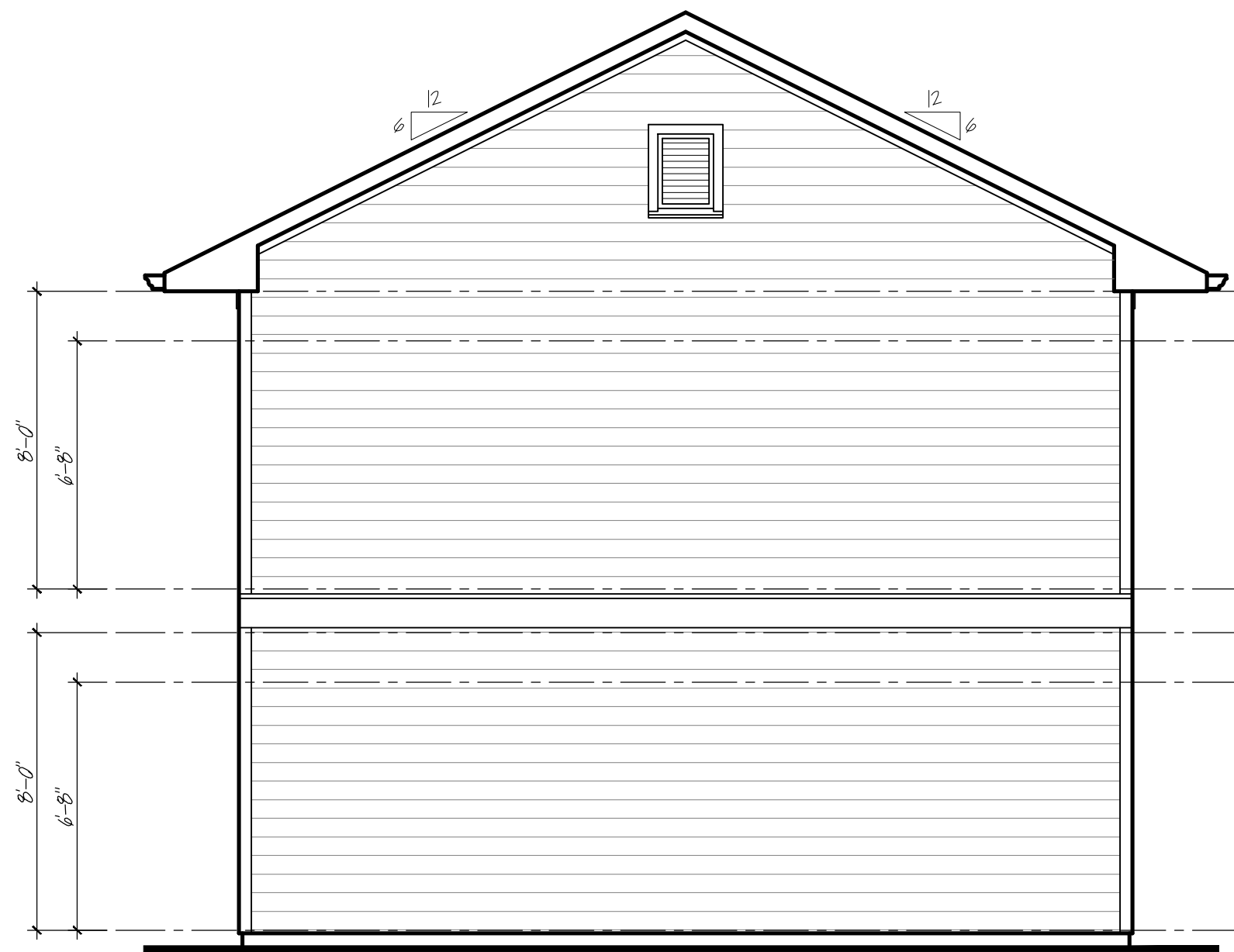
sheet title
sheet no.
A-1



FRONT ELEVATION
SCALE : 1/8" = 1'-0"

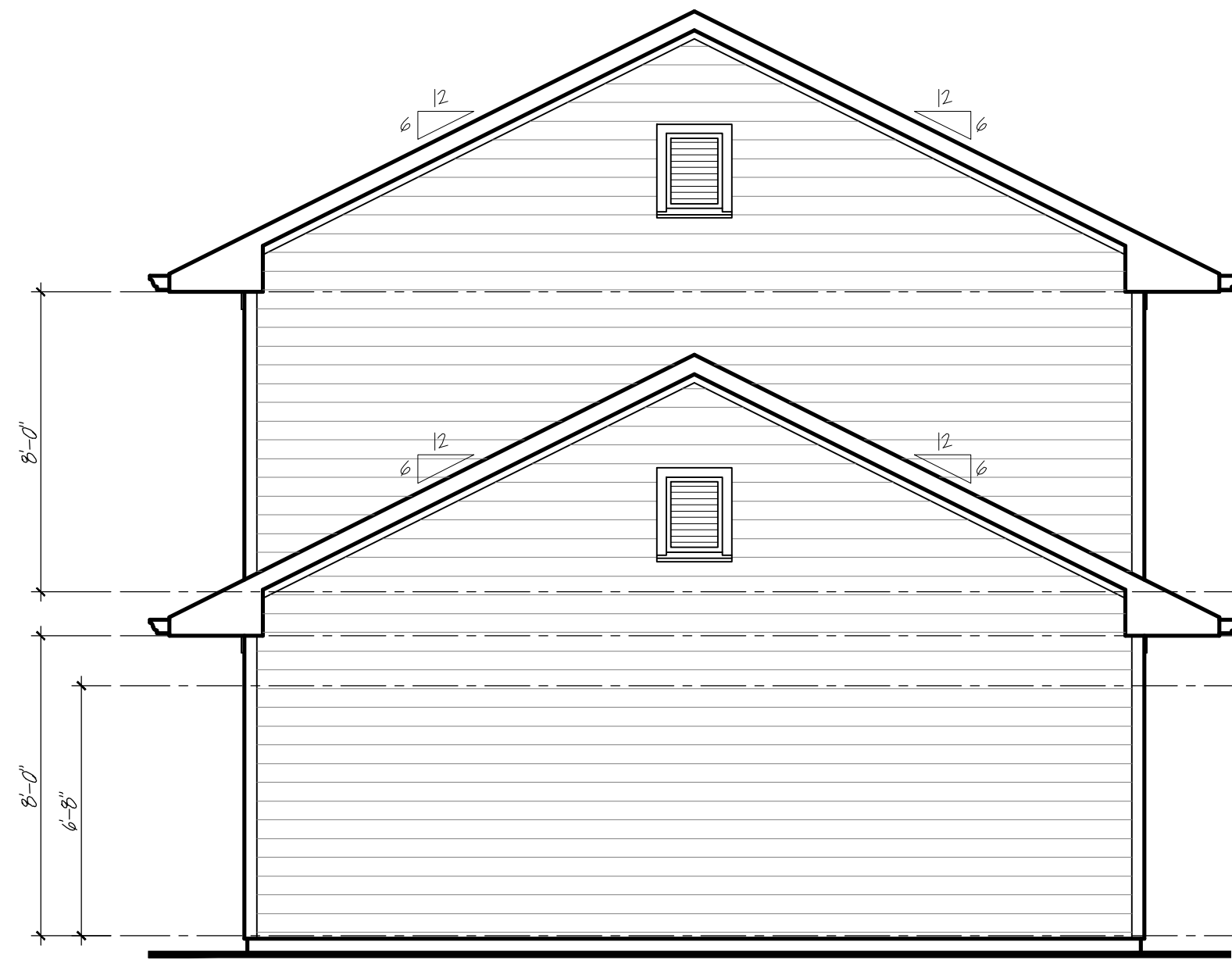


REAR ELEVATION
SCALE : 1/8" = 1'-0"



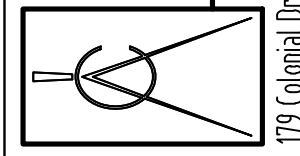
RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



LEFT ELEVATION

SCALE : 1/8" = 1'-0"



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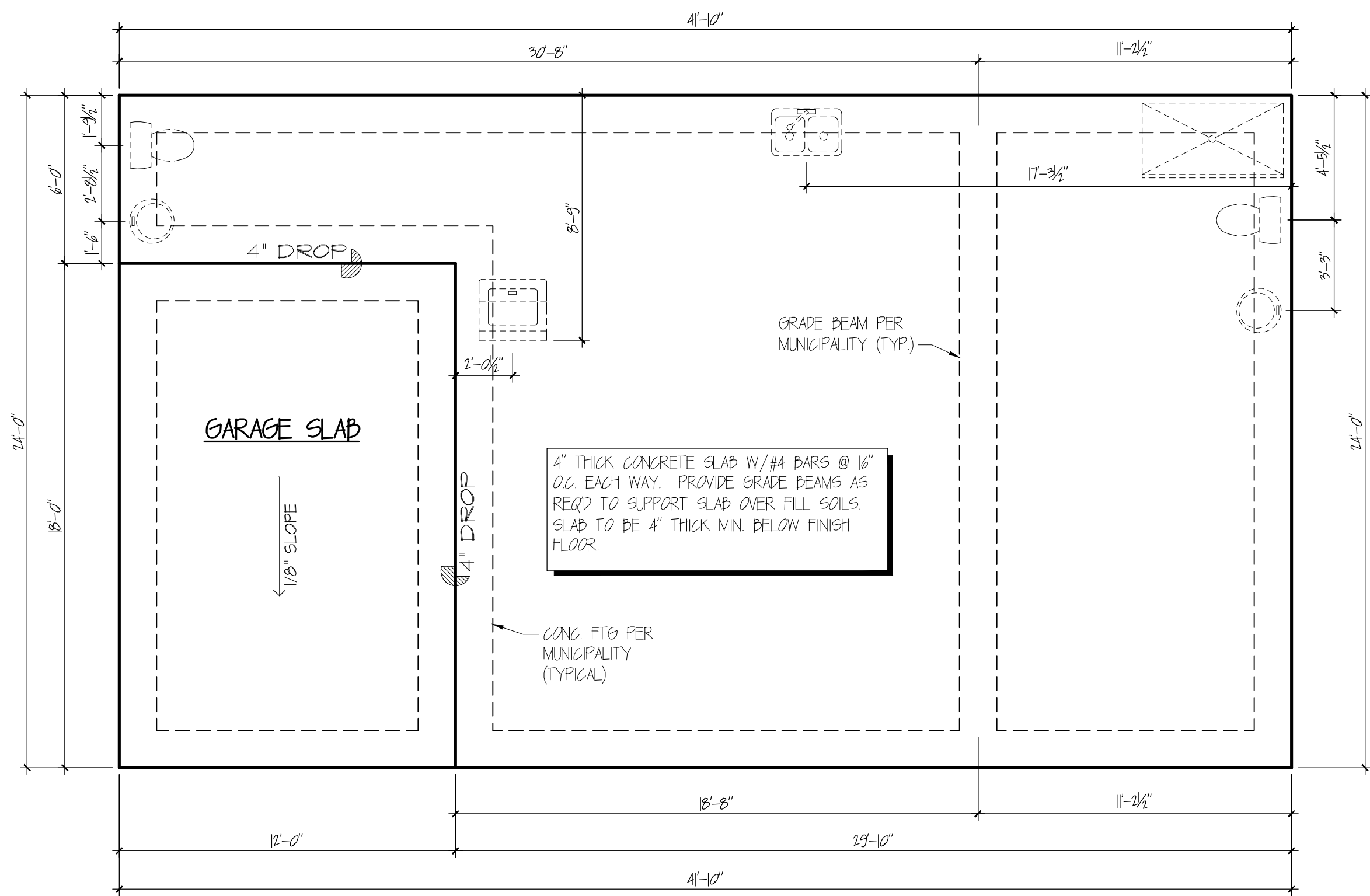
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Emerson, Ga. 30137
404-569-5039
David Munisteri

PROJECT:
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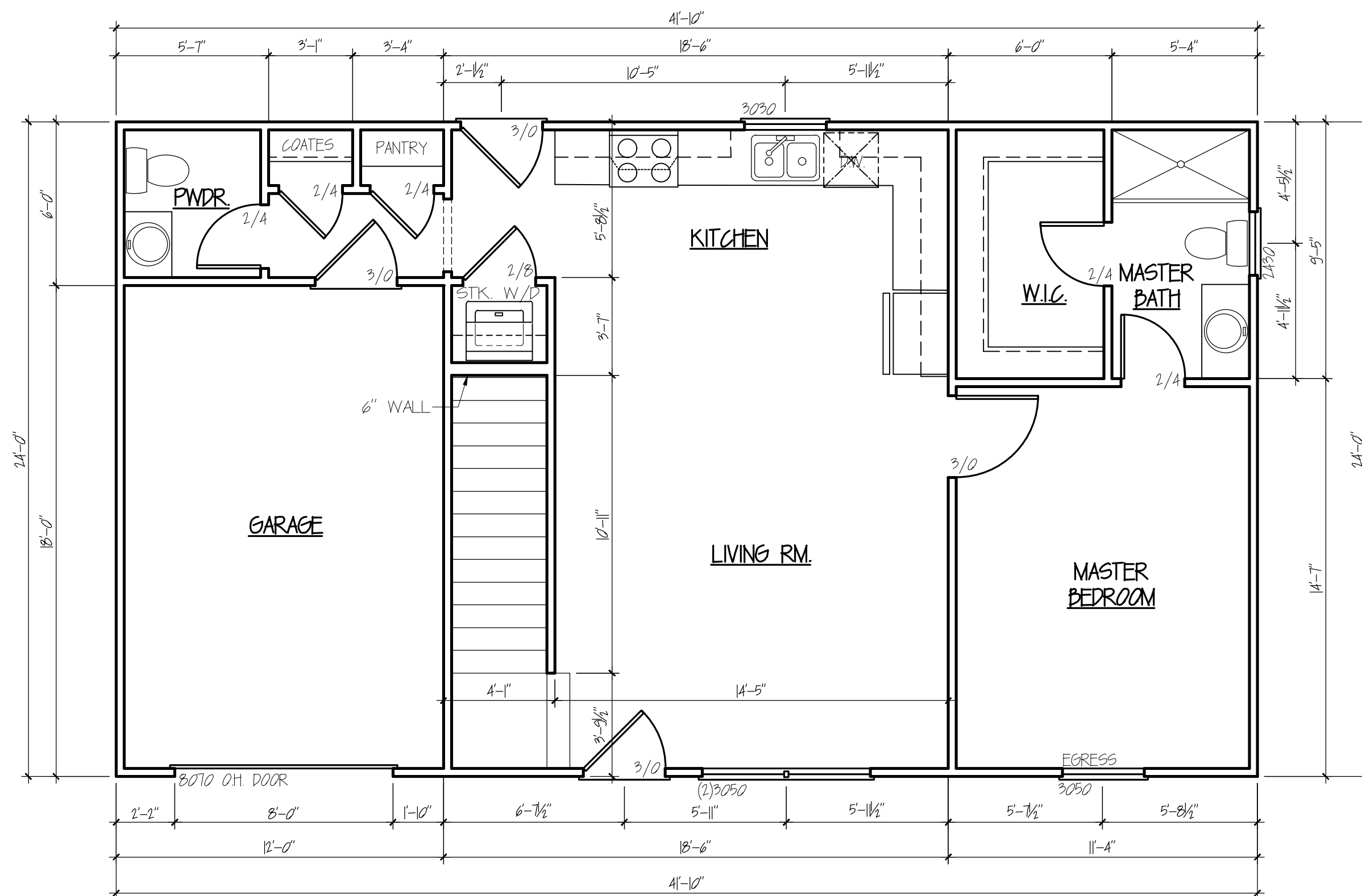
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sheet no.
A-2



SLAB PLAN

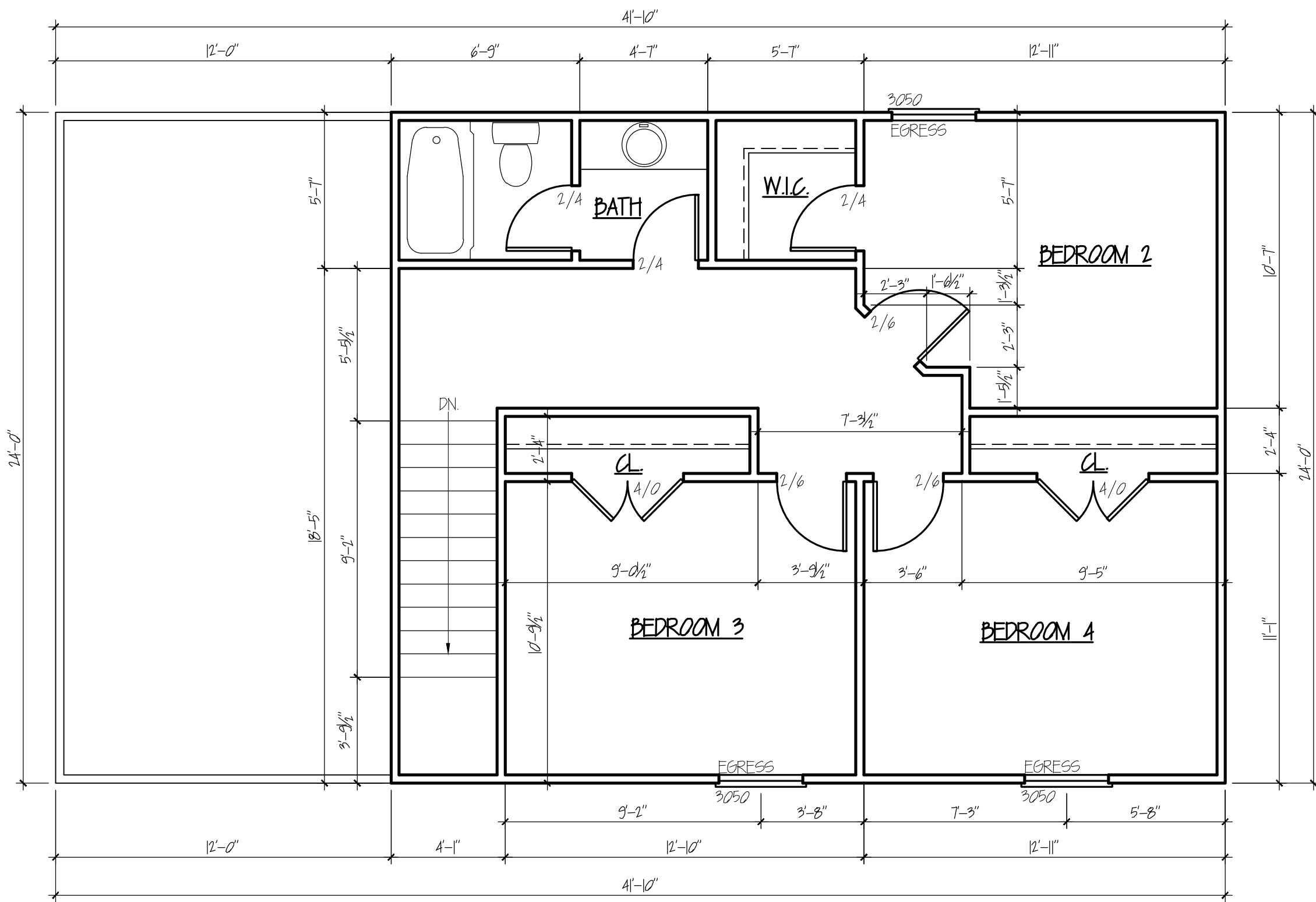
SCALE : 1/4" = 1'-0"



1ST FLOOR PLAN

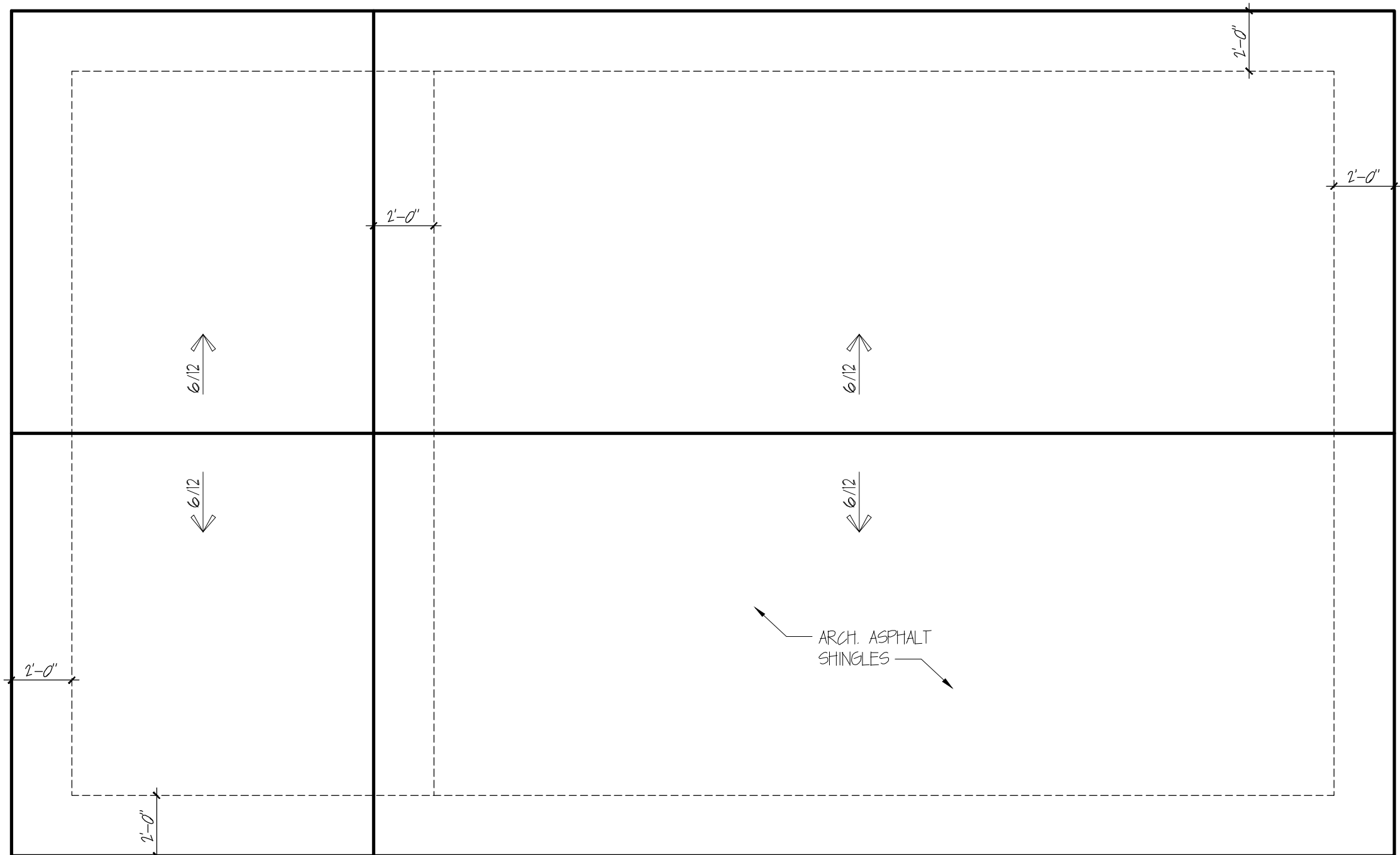
SCALE : 1/8" = 1'-0"

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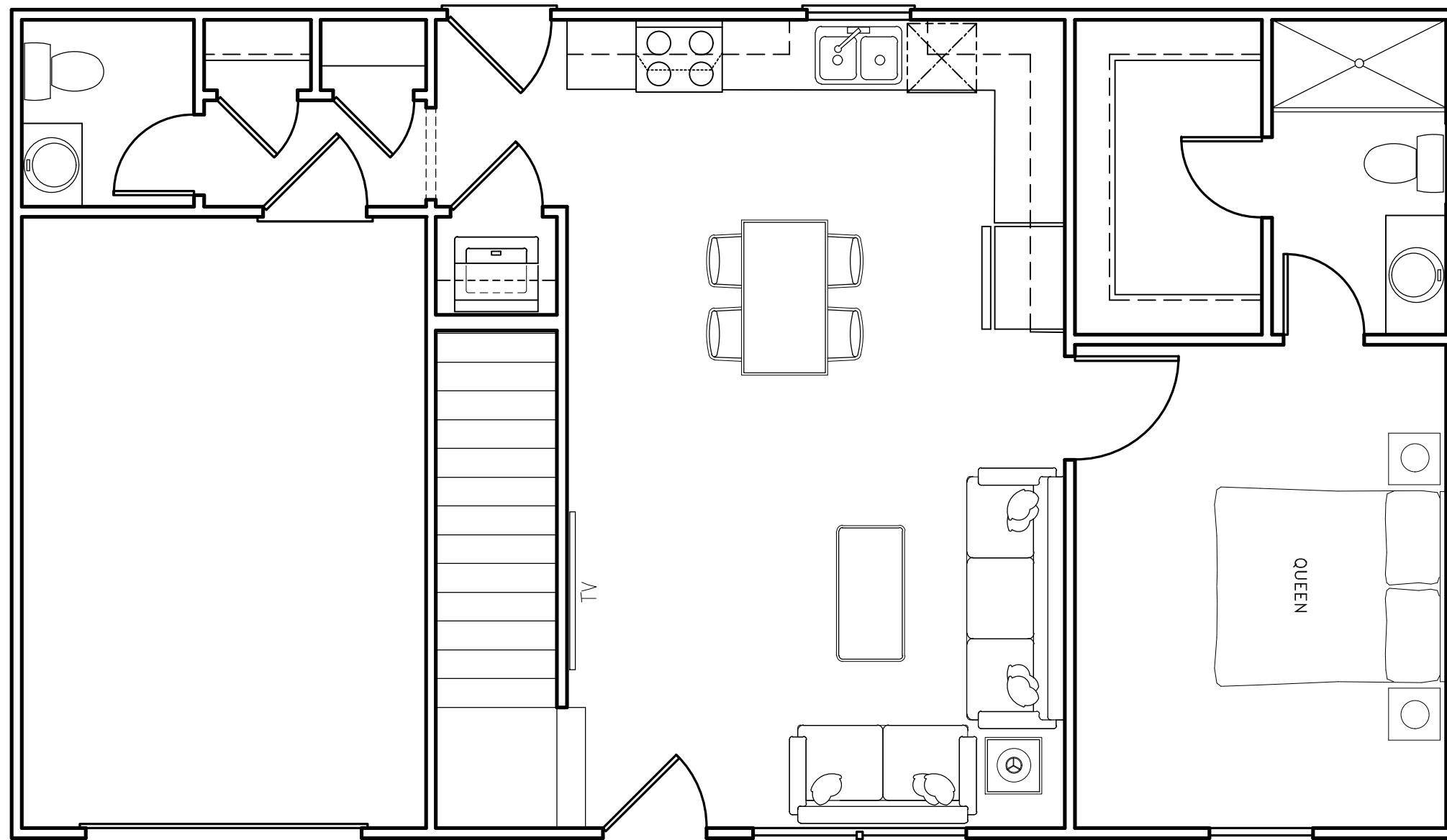
2ND FLOOR PLAN

SCALE : 1/8" = 1'-0"



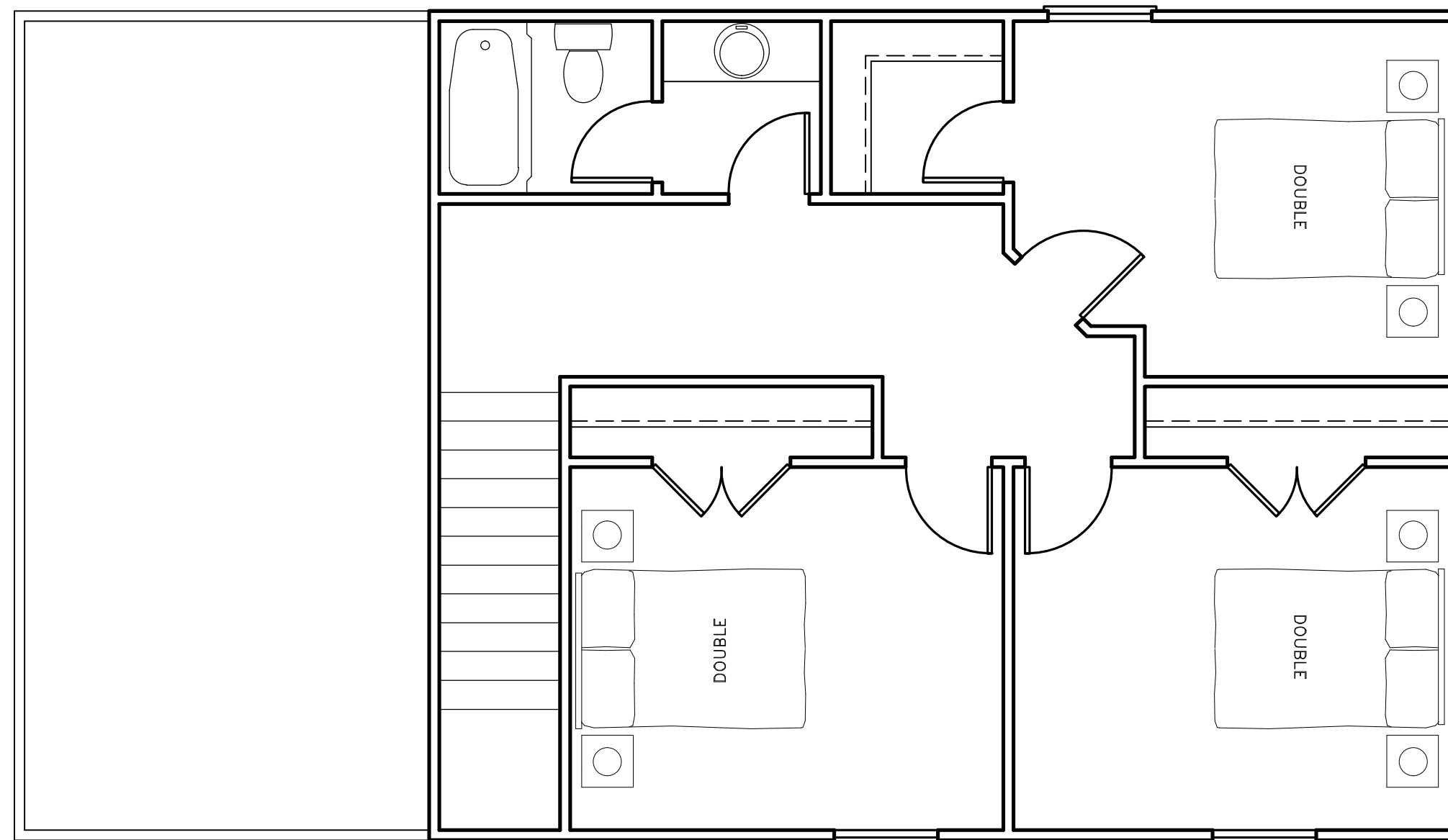
ROOF PLAN

SCALE : 1/8" = 1'-0"



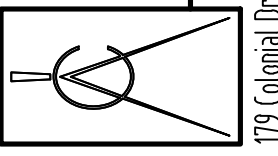
1ST FLOOR FURNITURE PLAN

SCALE : 1/8" = 1'-0"



2ND FLOOR FURNITURE PLAN

SCALE : 1/8" = 1'-0"



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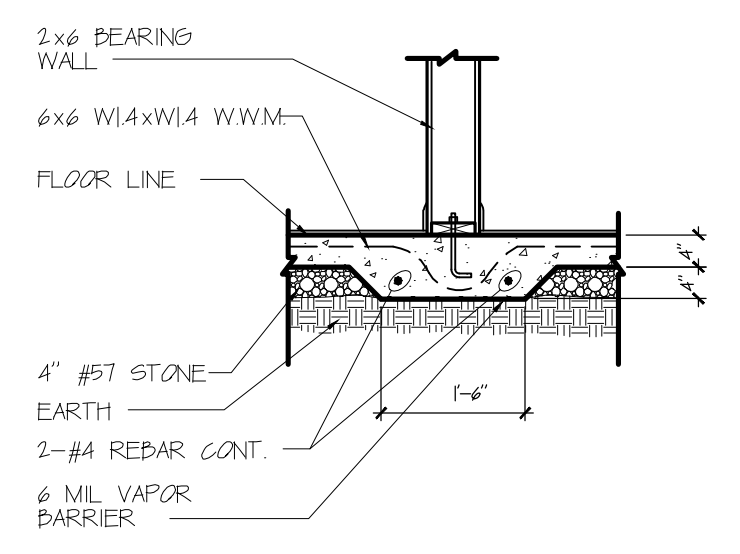
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38 WALKER STREET

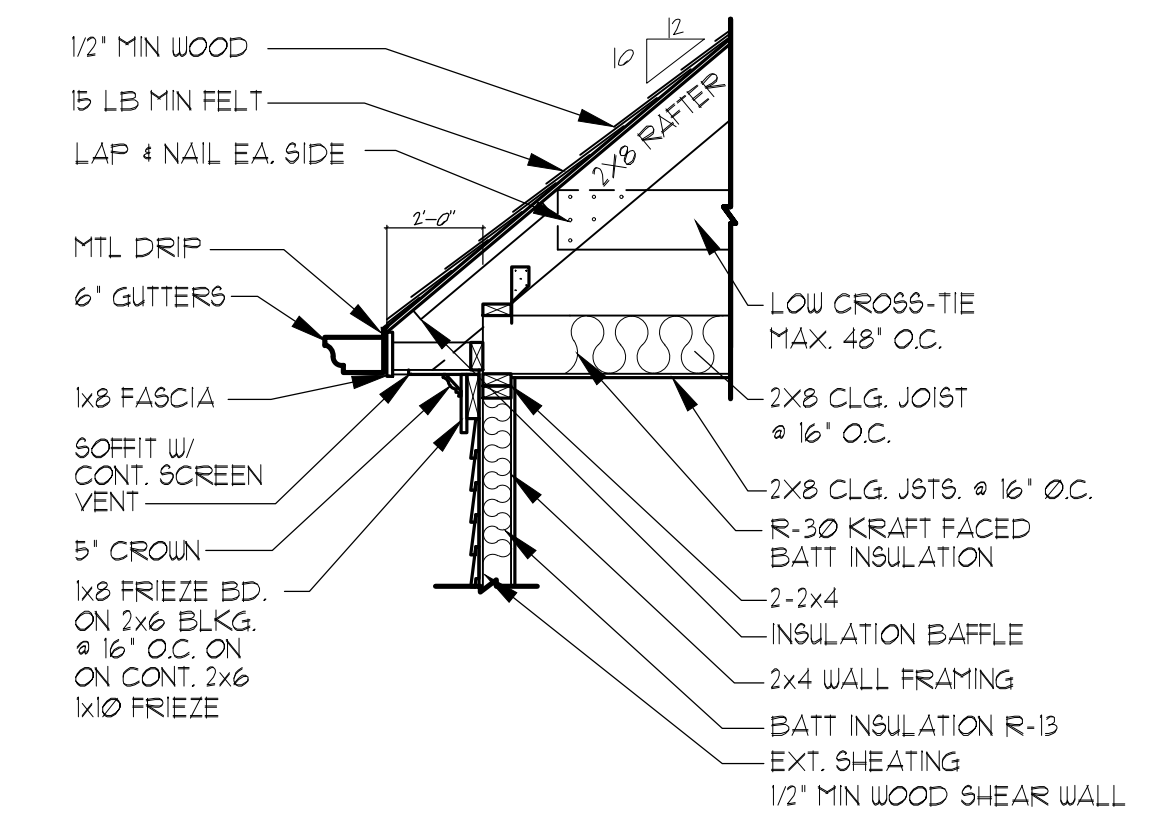
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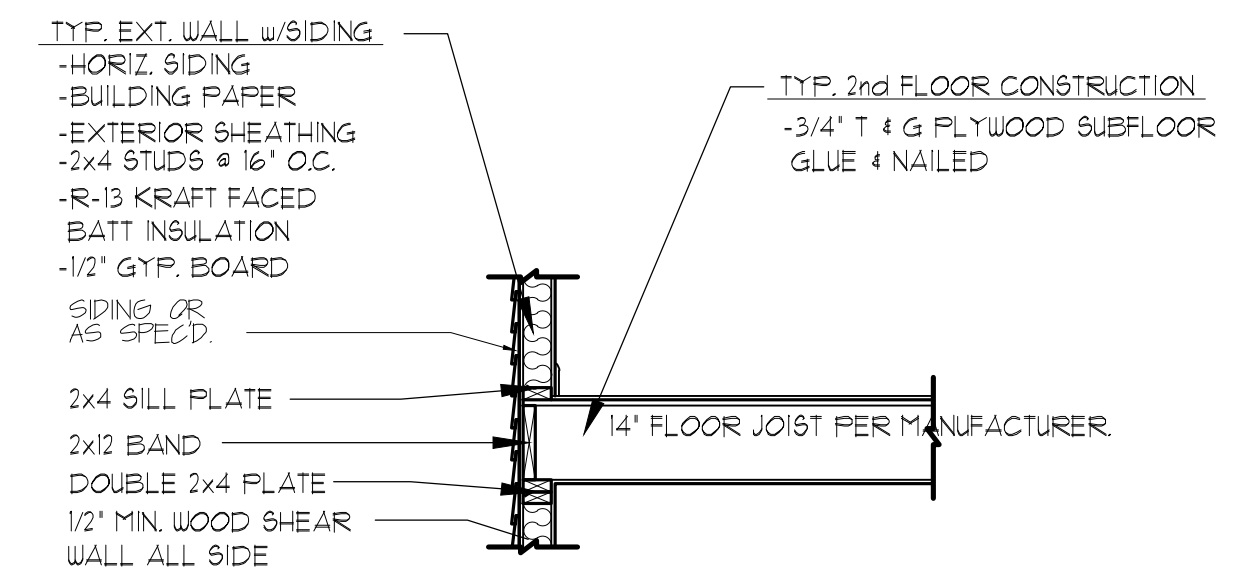
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sheet no.
A-5



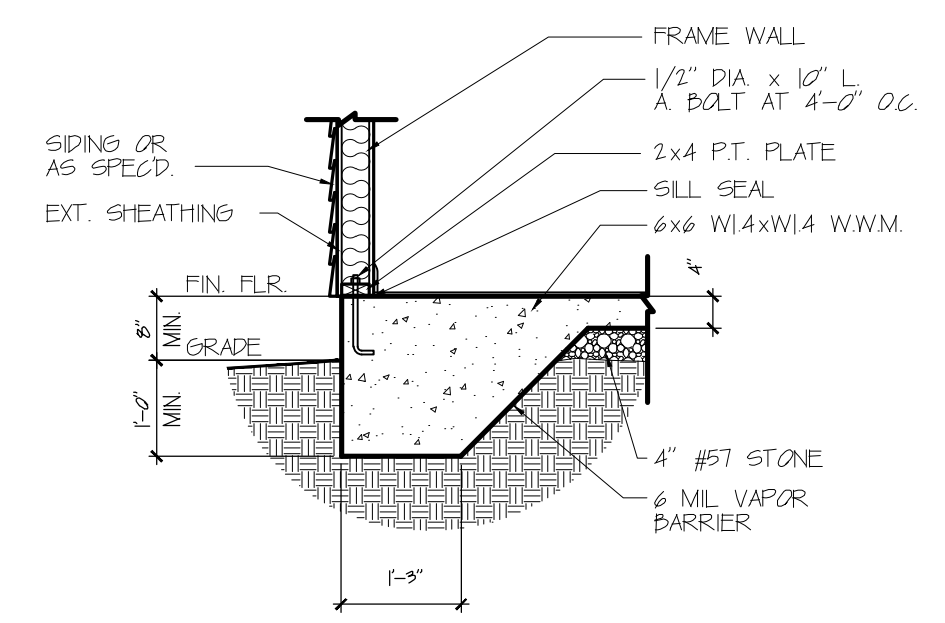
THICKENED SLAB / GRADE BEAM
 SCALE : 1/2" = 1'-0"



TYP. EAVE DETAIL
 SCALE : 1/2" = 1'-0"



FLR. / CLG. FRAMING DETAIL
 SCALE : 1/2" = 1'-0"



TURN DOWN SLAB
 SCALE : 1/2" = 1'-0"





Item 2.



Site Visit 8-7-23. 16 and 20 Walker St.

16 Walker St.





20 Walker St.

