



**CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
MEETING**

Council Chambers, Third Floor of City Hall
Tuesday, January 17, 2023 at 5:30 PM

AGENDA

COMMISSIONERS:

Greg Frisbee – Chair
Lynn Pritchett – Vice Chair
Becky Carr
Brad Galland
Jeff Glover
Larry Gregory
Vandi White

CITY PLANNER:

David Hardegree

CITY CLERK:

Julia Drake

DEPUTY CITY CLERK:

Samantha Fincher

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of December Meeting Minutes

CERTIFICATE OF PRESERVATION

2. COP23-01. 16 Walker St. Applicant: Conscience Bay LLC
3. COP23-02. 20 Walker St. Applicant: Conscience Bay LLC

STAFF OR COMMITTEE COMMENTS

OTHER

The next meeting of the Historic Preservation Commission will be February 21st. 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:	January 17, 2023
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Approval of December Meeting Minutes
DEPARTMENT SUMMARY RECOMMENDATION:	For review and approval
LEGAL:	N/A

Historic Preservation Commission Meeting
 10 N. Public Square
 December 20, 2022
 5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee at 5:30 PM

Present: Greg Frisbee, Vandi White, Larry Gregory, Becky Carr, Lisa Ellis, and David Elder
 Staff Present: David Hardegree, Randy Mannino, Samantha Fincher, and Keith Lovell
 Absent: Brad Galland

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member Elder made a motion to approve the meeting minutes from November 15, 2022. Board Member White seconded the motion. The motion carried unanimously. Vote: 5-0.

2. COP22-20. 121 Etowah Dr. Applicant: James & Donna Green

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director stated the home is historic and contributing. The applicant proposes to replace (12) wood, double-hung windows, approx. 30 x 60, with variable grid patterns with new vinyl double pane, single-hung windows without grids. Replacement windows are to be the Championship series by Master Window Systems. (4) of the (16) windows to be replaced are half windows or narrower in height. Per the applicant, all the current windows are inoperable. Storm windows will not be reinstalled. The applicants were unable to attend the meeting.

Chairman Frisbee opened the public hearing.

With no one to come forward, the public hearing was closed for discussion.

Chairman Frisbee inquired about the highlighted oriel-style window on the specs provided. Mr. Hardegree suggested adding language to the motion to include the approved window style.

Board Member Carr made a motion to approve the replacement of (16) windows with the caveat that the windowpanes have standard division, not the oriel style. Board Member White seconded the motion. Vote: 5-0.

3. COP22-21. 24 Cassville Rd. Applicant: Jake & Lauren Tripp

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the home is historic and contributing. The applicant proposes to construct a pool and pool house to

the rear of the property. Floor plans and elevations were provided. Pool house materials will match the home. Wood siding and exposed foundation will be brick. Most of the roof will be asphalt shingle except for the patio roof which will be metal. Concrete, brick, and bluestone will be the prevalent materials for the patios, walkways, and pool surround. Landscaping will complement the accessory structures per the site plan. A fence was proposed to enclose a 20ft. wide utility easement on 323 W. Cherokee Ave. Proposed fence materials were not provided.

Chairman Frisbee opened the public hearing.

Board Member Gregory inquired about the utility easement plan and expressed his concern about wisteria/overgrowth on the vacant property.

Jake Tripp, the applicant came forward to answer questions from the board. He stated the plan is to clear the vacant lot. For pool safety, a fence is required but exact details have not been determined.

With no one else to come forward, the public hearing was closed.

Board Member Gregory made a motion to approve the application as submitted. Board Member Carr seconded the motion. Vote: 5-0.

4. COP22-22. 621 West Ave. Applicant: Thomas Baribault

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the home is historic and contributing. The applicant proposes to reconfigure the floor plan to add a master bathroom and an updated laundry room. Floor plans and elevations were provided. The addition will require the expansion of the crawlspace, an addition of a new shed roof, new steps, a door, and windows. The new wood shaker siding and wood trim will match the home. The applicant wishes to reuse the windows if they are salvageable and match the brick as closely as possible. Mr. Hardegree requested a plat to verify that the addition meets the side yard setback of 8 feet, if not, a variance will be required.

Chairman Frisbee opened the public hearing.

Beverly Baribault, the applicant came forward to represent the application.

With no one else to come forward, the public hearing was closed.

Board Member White made a motion to approve the application as submitted. Board Member Ellis seconded the motion. Vote: 5-0.

OTHER

5. Attendance Ordinance

Mr. Hardegree stated an attendance ordinance has been drafted to lay out attendance guidelines for the City Boards and Commissions. This will go before City Council for a first reading on January 5, 2023, and a second reading on January 19, 2023.

STAFF OR COMMITTEE COMMENTS

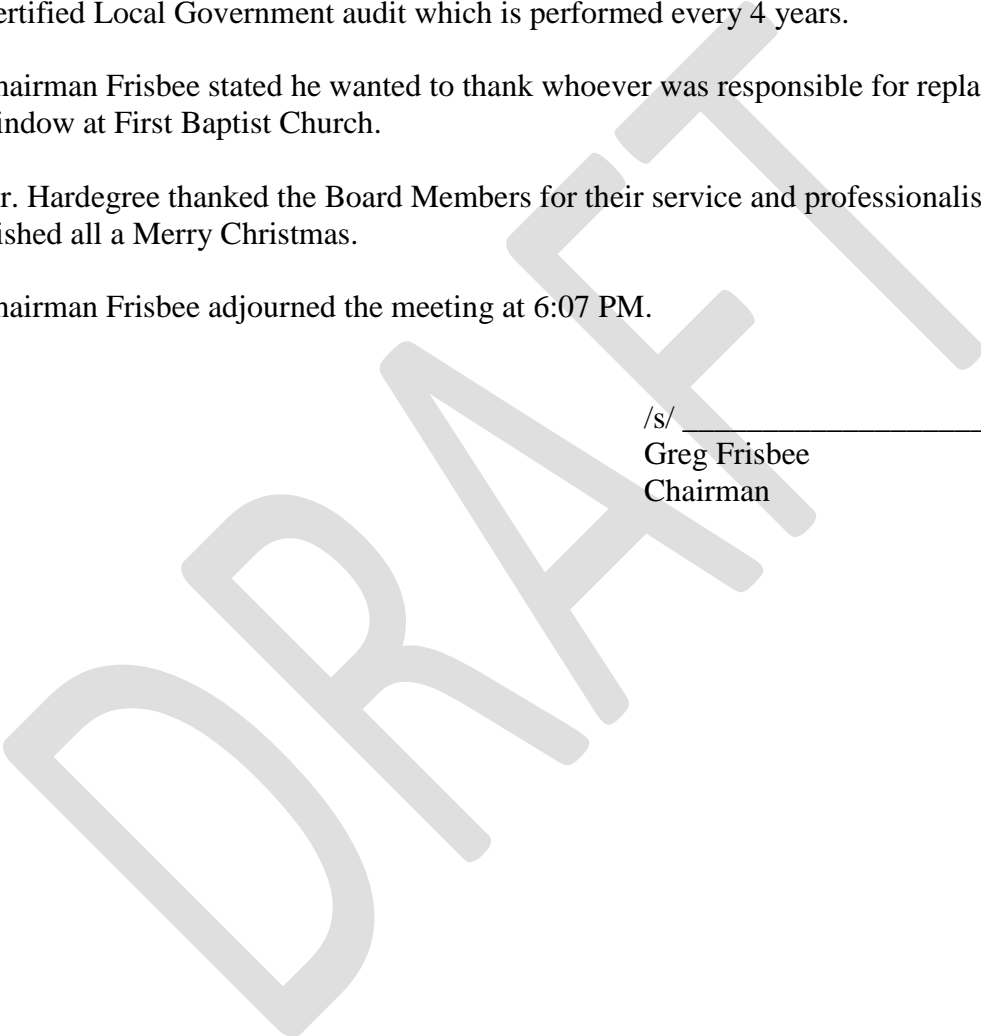
Mr. Hardegree stated City Council approved the text amendment to Chapter 9.25, Historic Preservation, Article II, Historic Preservation Commission, Sec. 9.25-32 (c), to amend the ordinance to comply with the state Historic Preservation Act regarding member qualifications. This was a result of a discrepancy that was identified during the Certified Local Government audit which is performed every 4 years.

Chairman Frisbee stated he wanted to thank whoever was responsible for replacing the window at First Baptist Church.

Mr. Hardegree thanked the Board Members for their service and professionalism and wished all a Merry Christmas.

Chairman Frisbee adjourned the meeting at 6:07 PM.

/s/ _____
Greg Frisbee
Chairman





HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	January 17, 2023
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP23-01. 16 Walker St. Applicant: Conscience Bay LLC
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant wishes to construct a new house per the original submitted plans, COP20-26.</p> <p>* The original COP application, COP20-26, was approved by the HPC on 9/15/2020. The original house was demolished per the application in 2021, but the new house was not constructed. The purpose of this COP is to re-approve the new house construction and “re-start the clock” for construction and completion.</p>
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP23-01 (Form. COP 20-26)

HPC Meeting 1/17/23

Application Information

Address: 16 Walker Street
 Applicant: Conscience Bay, LLC. David Munisteri, owner
 Historic District: West End
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Summary Description: House demolition and new house construction.

* The original COP application, COP20-26, for a similar scope of work, was approved by the HPC on 9/15/2020. The original house was demolished per the application, but the new house was not constructed. The purpose of this COP is to re-approve the new house construction and “re-start the clock” for construction and completion.

Applicable Guidelines to Consider:

Residential Design Guidelines		
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>		
<input type="checkbox"/> A. Wood		<input type="checkbox"/> K. Utilities and Energy Retrofit
<input type="checkbox"/> B. Masonry		<input type="checkbox"/> L. Accessibility, Health, and Safety Considerations
<input type="checkbox"/> C. Architectural Metals		<input type="checkbox"/> M. Additions to Historic Buildings
<input type="checkbox"/> D. Paint		<input type="checkbox"/> N. Aesthetic Recommendations
<input type="checkbox"/> E. Roofs		
<input type="checkbox"/> F. Exterior Walls	<input checked="" type="checkbox"/>	PART TWO: New Construction
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking		
<input type="checkbox"/> H. Lighting		PART THREE: Relocation
<input type="checkbox"/> I. Windows and Doors		
<input type="checkbox"/> J. Entrances, Porches and Balconies	<input checked="" type="checkbox"/>	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. Demolish existing house (Demolished in 2021, Demo Permit # PRDE202100525-DE1)
2. Construct new house per attached plans included with HPC application.

Staff Comments:

History of the Property- The house was constructed in 1935 per the Bartow County Tax records. The GHRS states the house was constructed 1890-1899.

No previous COPs on file.

Analysis of the COP**Demolition: (Completed 2021)**

The existing house is historic, contributing. The original house was constructed as a Central Hallway design popular from 1830-1930. Several room additions have been added over the decades and include a kitchen, full bathroom, laundry room and sitting area or bedroom. No building permits are on file for the room additions. An electrical permit was issued 10/25/17 for the house panel replacement on the front porch.

Staff performed a site visit with the applicant on 9/2/2020. The house has fallen into severe disrepair. Evidence of termite, ant, and water damage was present. The chimneys have separated from the house and have been secured to the house with light-weight chain. The house exterior has been refaced with plywood siding. The roof is a metal, tin roof using two different styles of tin. The room additions appear to be out of plumb and square and may never have been plumb and square. The rear kitchen window illustrates severe settling or poor installation.

The front porch appears to be an original feature common to Central Hallway designs, but has been repaired or replaced.

Inside, the walls and floor have begun to separate in places. The original floor rises and falls significantly with high points down the center of the two original rooms, front to rear. A significant slope occurs in the transition from the original right-side room to the kitchen.

The left-side room has access to the full bathroom with ceiling height approximately 6'-6". The bathroom doorway is approximately 5'-8" in height. Carpet covers the original floors. The four windows in the two front rooms appear to be original to the house.

No attempt to document the floor beams and joists was made as the "crawl space" opening was very small and the height above ground was limited. Many photos of the interior and exterior were taken. Some are included in the case files. All pictures can be reviewed at the meeting. A video was also made of the interior.

The applicant wishes demolish the house and rebuild a new house in its' place.

New Construction:

The applicant has provided floor plans and elevations of the proposed new house. The new structure will have a footprint of approximately 36'-10" x 61' or 2,247sf. The heated floor area will be approx. 1,720sf. The house will have a slab foundation. A site plan is provided. A concrete driveway is planned. Pavers forming the existing walkway may be salvaged for use elsewhere on site.

The plans show a 3-bedroom, 2-bath configuration with a 2-car garage, kitchen, dining room, family room, and laundry room. A front porch and a covered rear patio space are also shown within the overall footprint. The house will be ADA accessible.

Exterior materials will be a 5" lap, cement board siding on 3 sides, with the same siding style in combination with a cement shake style siding on the front elevation.

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 or composite material. 8" wood/ composite columns are shown as structural supports for the front and rear porches. Additional information is provided in the justification letter.

This floor plan and materials will be similar, if not identical, to the plans for 20 Walker St., COP20-27.

Pictures of a similar house under construction by the applicant at 3 Grassdale Rd. are provided for reference. Similarly-styled houses have been constructed at 9 and 28 Walker St. in 2007 and 2006, respectively.

There are a mix of housing styles along Walker Street, but many of the original houses appear to be constructed as Central Hallway styles. Some cottage and ranch styled houses are present.

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		

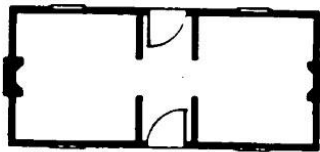
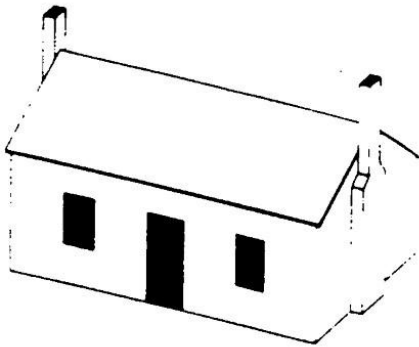
Porches
Driveway

Same as house
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.

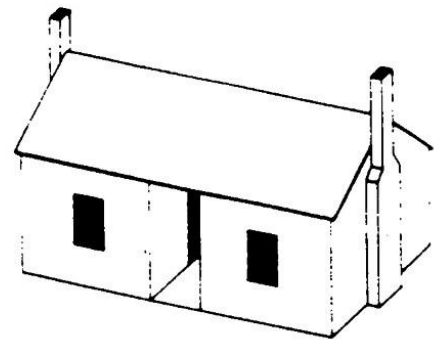
Central Hallway

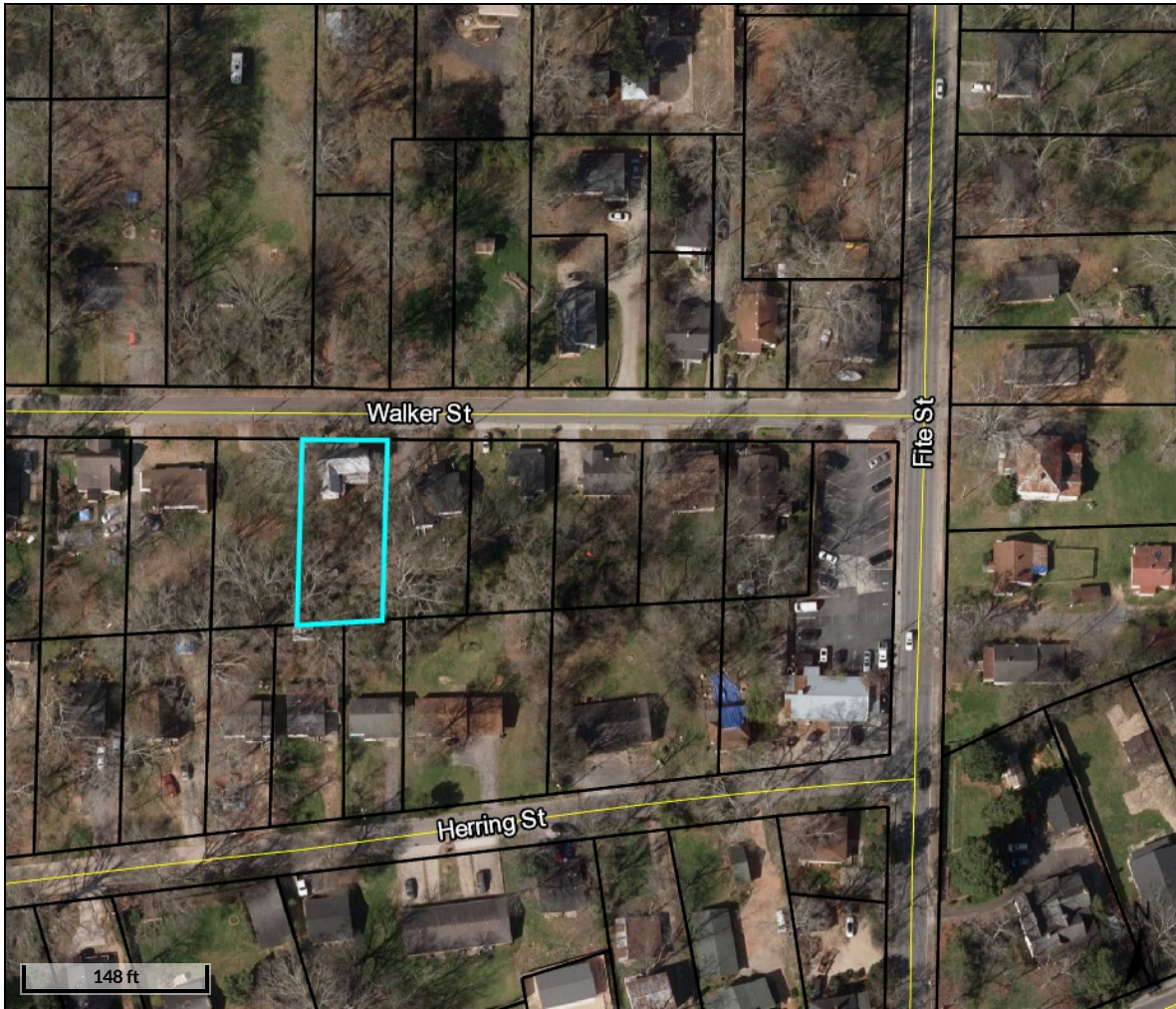


This house type has proved a favorite for Georgians throughout the 19th century. It consists, as the name suggests, of a central hallway or passageway between two rooms. It is distinguished from other types with central hallways by being only one room deep. The central hallway type most frequently has a gabled roof and exterior end chimneys on both ends. The type seems to be fairly evenly distributed across the state, appearing mainly on average-sized farmsteads and on principal residential streets in Georgia's towns and cities. Most examples of the type were built between 1830 and 1930, with clusters occurring in the periods 1840-1860 and 1870-1890.

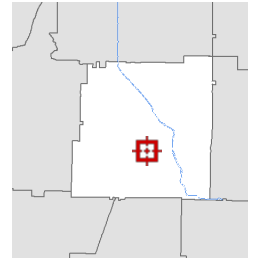
Famous for both its picturesque name and for its distinctive appearance (when found in its rare original state), the dogtrot house has an open passage between two rooms. Like the central hallway house, the dogtrot house is only one room deep and it usually had a gabled roof and exterior end chimneys. Most frequently, the open dogtrot was enclosed at a later date, giving the house the appearance of a central hallway type. Most dogtrot houses in Georgia were constructed in the 1840s and 1850s. The geographic distribution seems to have been fairly uniform, but most of the surviving examples are above the Fall Line.

Dogtrot





Overview



Legend

-  Parcels
-  Roads

Parcel ID	C016-0001-007	Alternate ID	33904	Owner Address	CVILLE WALKER LLC
Sec/Twp/Rng	n/a	Class	Residential		421 OLD OLD ALABAMA RD
Property Address	16 WALKER ST	Acreage	0.22		EMERSON GA 30137
District	Cartersville				
Brief Tax Description	LL 525 DIST 4 LT 9				
	(Note: Not to be used on legal documents)				

Date created: 9/10/2020
 Last Data Uploaded: 9/9/2020 8:26:40 PM

Developed by 



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Conscience Bay LLC
Mailing Address: PO Box 34 Emerson
Ga 30137 David Monister
Phone: 404-569-5039

*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 owner's 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 2022 **COP23-01**
Date Received 1-12-23 **1-12-23**
Contributing C
Zoning R-7
Legal Advertisement _____
Notified Adjacent Yes
HPC Hearing 1-16-23 **1-17-23**
HPC Decision _____
COP Expiration _____
Project Completion _____
Tax Parcel 006-0001-007

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Property Address: 16 Walker St.
Cartersville Ga 30100

Existing Building Type:

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

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

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: ASAP
Anticipated Completion: ~~2021~~ **2023**

Contractor/Consultant/Architect: Three Village
Construction - David Monister

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 guidelines. 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 applications that may appear similar in character.

Conscience Bay, LLC
PO Box 34
Emerson Ga. 30137
September 01, 2020

Mr. David Hardegree
City of Cartersville
10 N. Public Square
Cartersville, Ga. 30120

Ref: 16 Walker St.

Dear Mr. David Hardegree,

I am writing to begin the approval process for demolition of the home located at 16 Walker St. and replace it with a new energy efficient home.

Demolition Justification

1. The foundation is in the stage of total failure on all sides of the home.
 - a. The floor in the living room slopes approximately 12" from the high center to the outside walls.
 - b. The floor in the kitchen slopes approximately 12" again from the high center to the outside walls
 - c. The floor in the bedroom is not level by any means.
2. The entire home has suffered extensive termite damage
 - a. The is obvious in the bedroom ceiling
 - b. The living room floor
 - c. All other rooms
3. Windows are all rotten
4. Siding is rotten
5. Roof needs to be replaced
6. Exterior walls are no leaning and are not structurally sound
7. The skeleton of this home is in total failure and is not safe

New home

A new home will be constructed per the attached drawings. The home will be constructed to the same standards at the new home at 3 Grassdale Road.

- Siding – Smooth Concrete siding with 5" lap / this provides a better look and is similar to other historical homes in the area.
- Roofing – Architectural shingles

- Windows – Vinyl single hung units with a grill pattern of 3 over one / this pattern is very similar to historic windows in the area
- Brick – if possible we will salvage the bricks from the old home, no matter what bricks will be used around both front and back doors.

Energy Efficiency

- The home will be constructed using advanced framing techniques so to provide the most efficient envelop possible.
- The exterior walls will be insulated with spray foam and fiberglass batts.
- The ceiling will have spray foam directly applied to the top of the drywall in the attic.
- The roof decking will be Tech Shield which has a radiant barrier applied to the bottom side of the decking. This will reduce the temperature of the attic 30+ degrees in the summer time
- The HVAC unit will be a mini split type with a SEER rating well exceeding 18
- All light fixtures will use LED bulbs where possible

Handicap Accessible

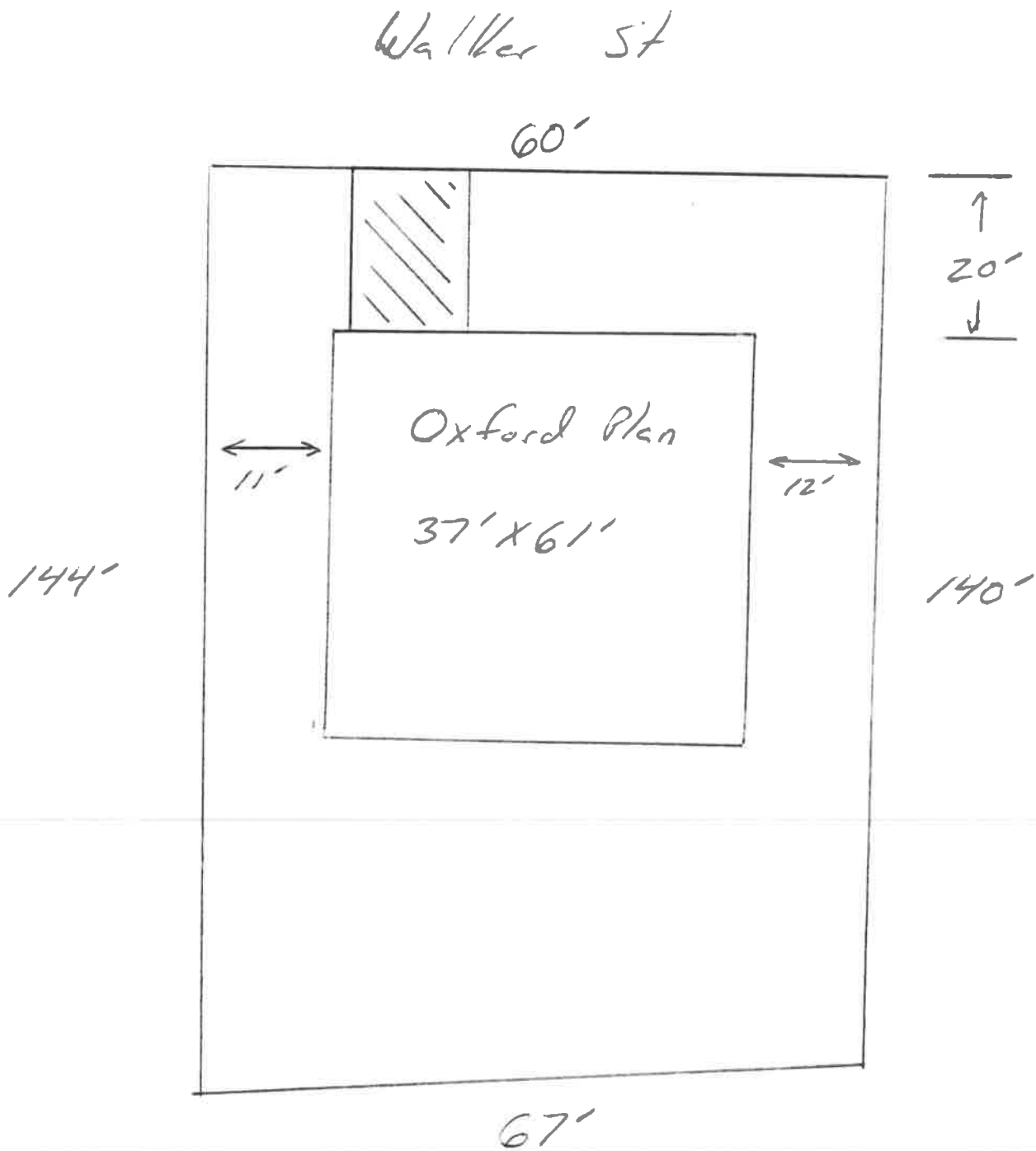
- The home will be constructed on one level so to provide easy passage of people of all ages and abilities
- All the passage doors will be 36” wide to permit passage of a wheel chair or walker easily.
- The master shower will have handicap bars in the shower and around the toilet.
- Shelving in the master closet will be installed in a manner to provide easy access for people of limited mobility.
- All toilets will be the appropriate bars around them to provide support for people.

I look forward to discussing this project further with you and working together. I think the new home will be an asset to the community for a long time.

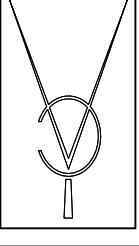
Sincerely,



David Munisteri
404-569-5039
damunisteri@gmail.com

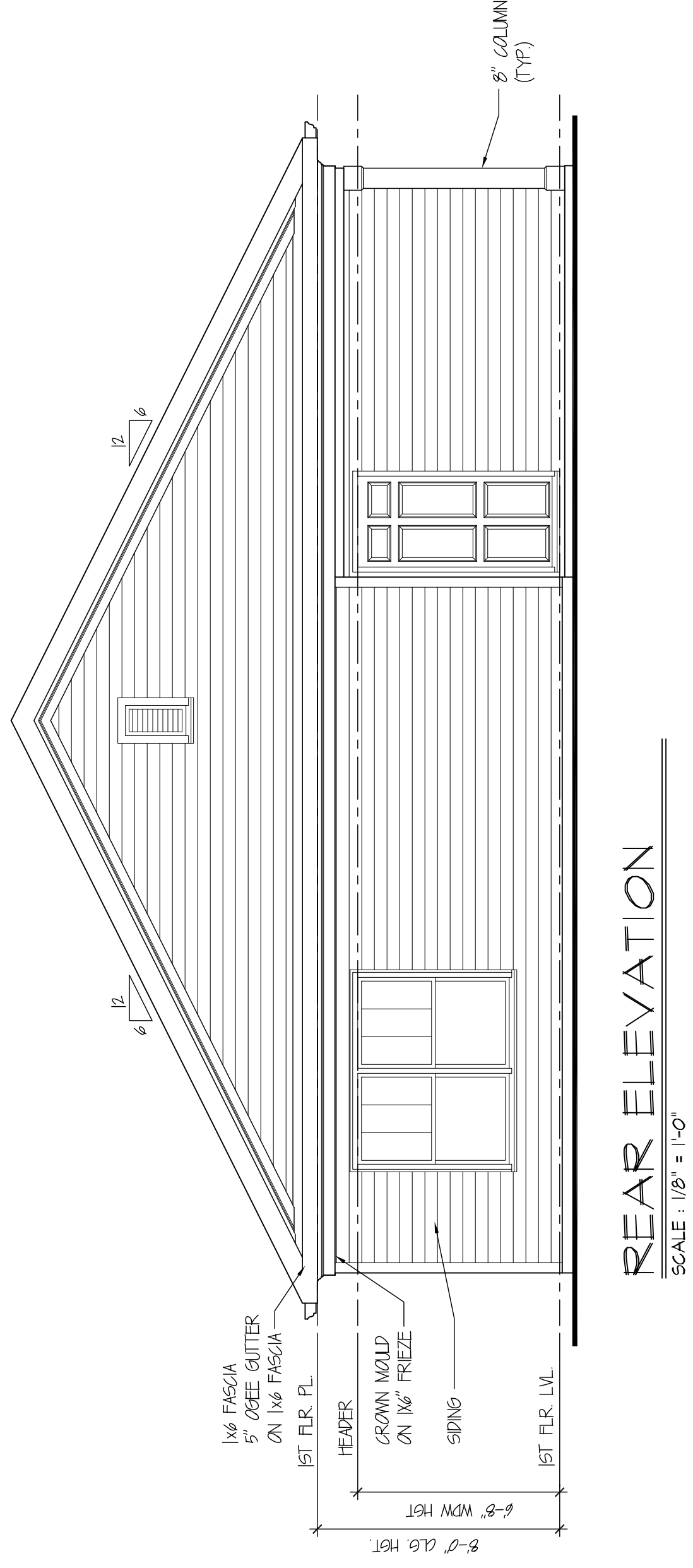
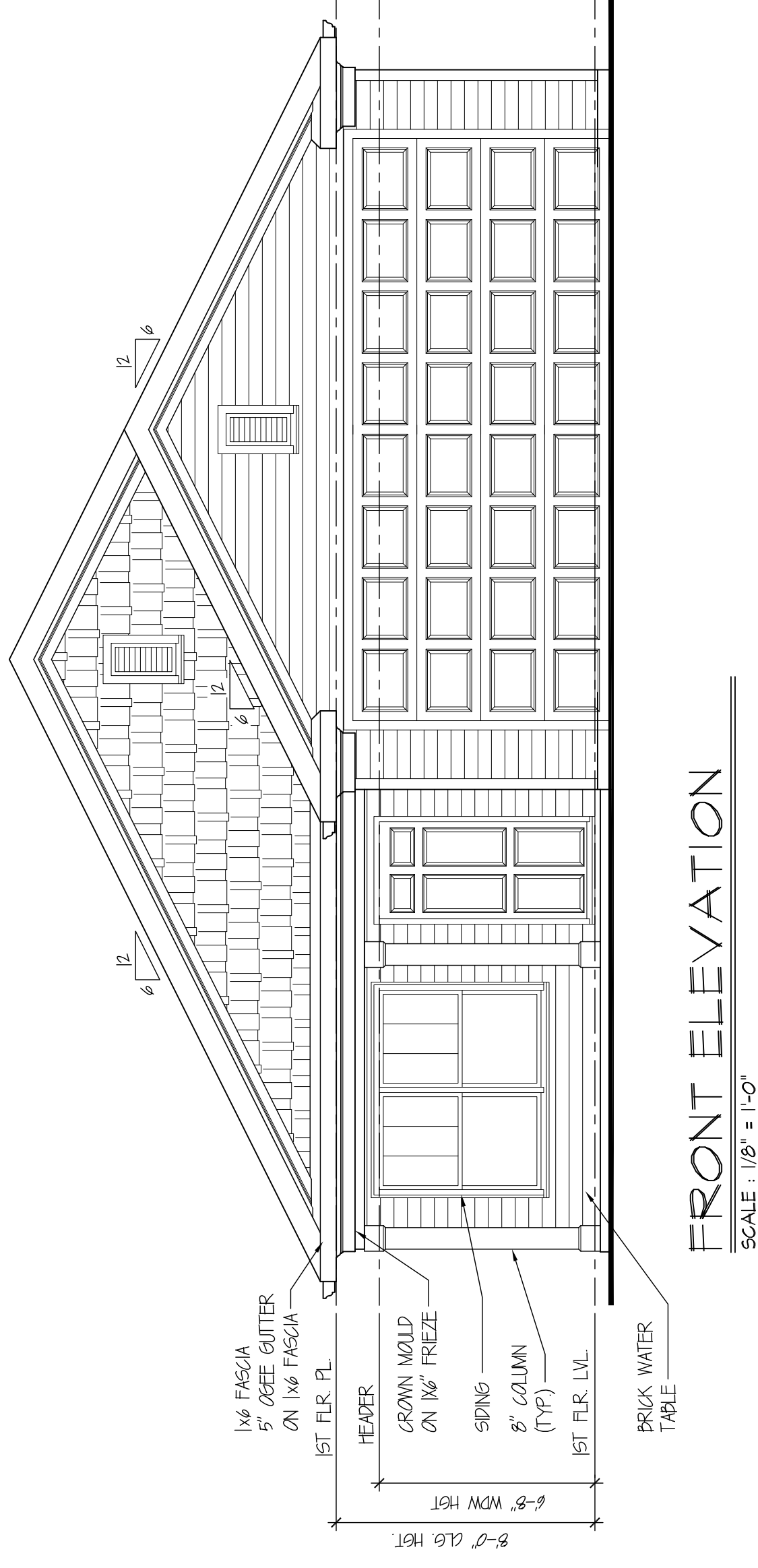


16 Walker St Site Plan
(1) Driveway to be concrete
(2) Home to be pour slab



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checked by	--
date	08/24/20
revised	
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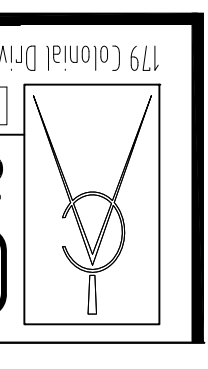


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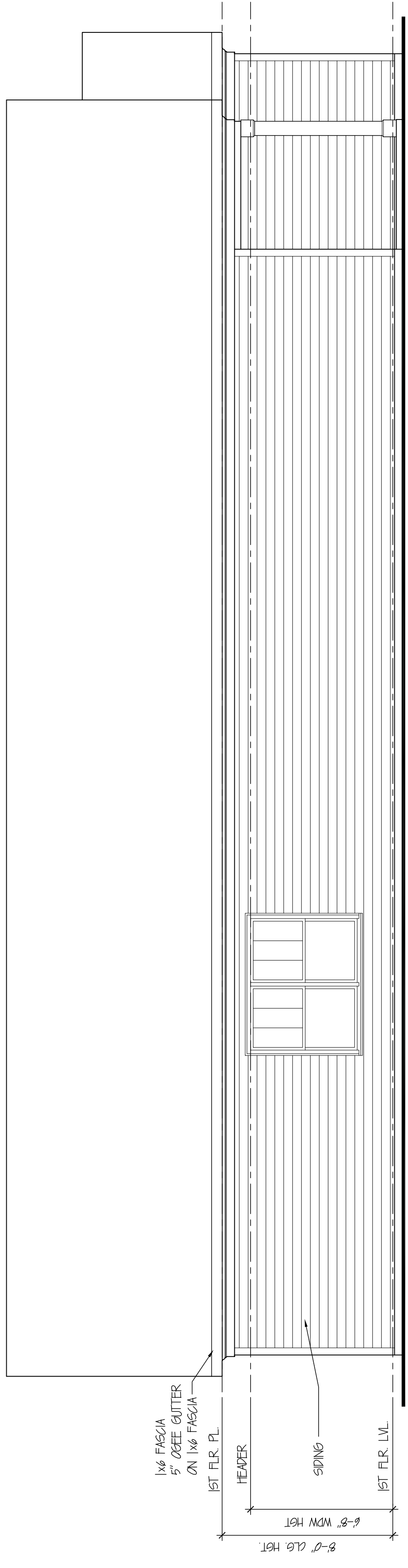
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drawn by	B.B
checked by	--
date	08/24/20
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PROJECT: THE OXFORD PLAN

Conscience Bay, LLC
 Emerson, Ga. 30137
 404-569-5039
 David Munsteri

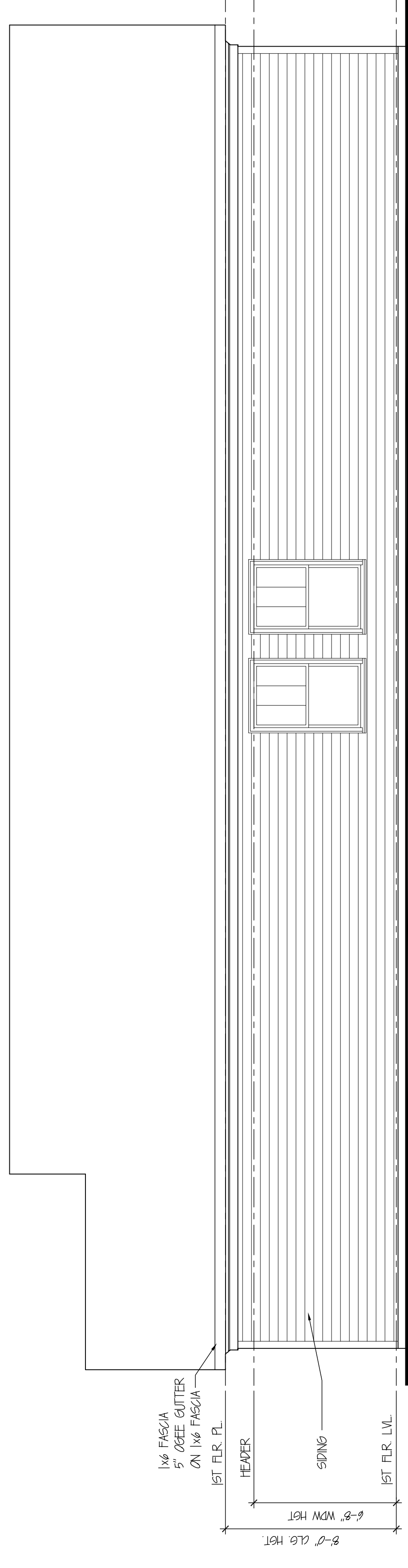


Cadd assistance corp.
 DESIGN & DRAFTING
 179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632



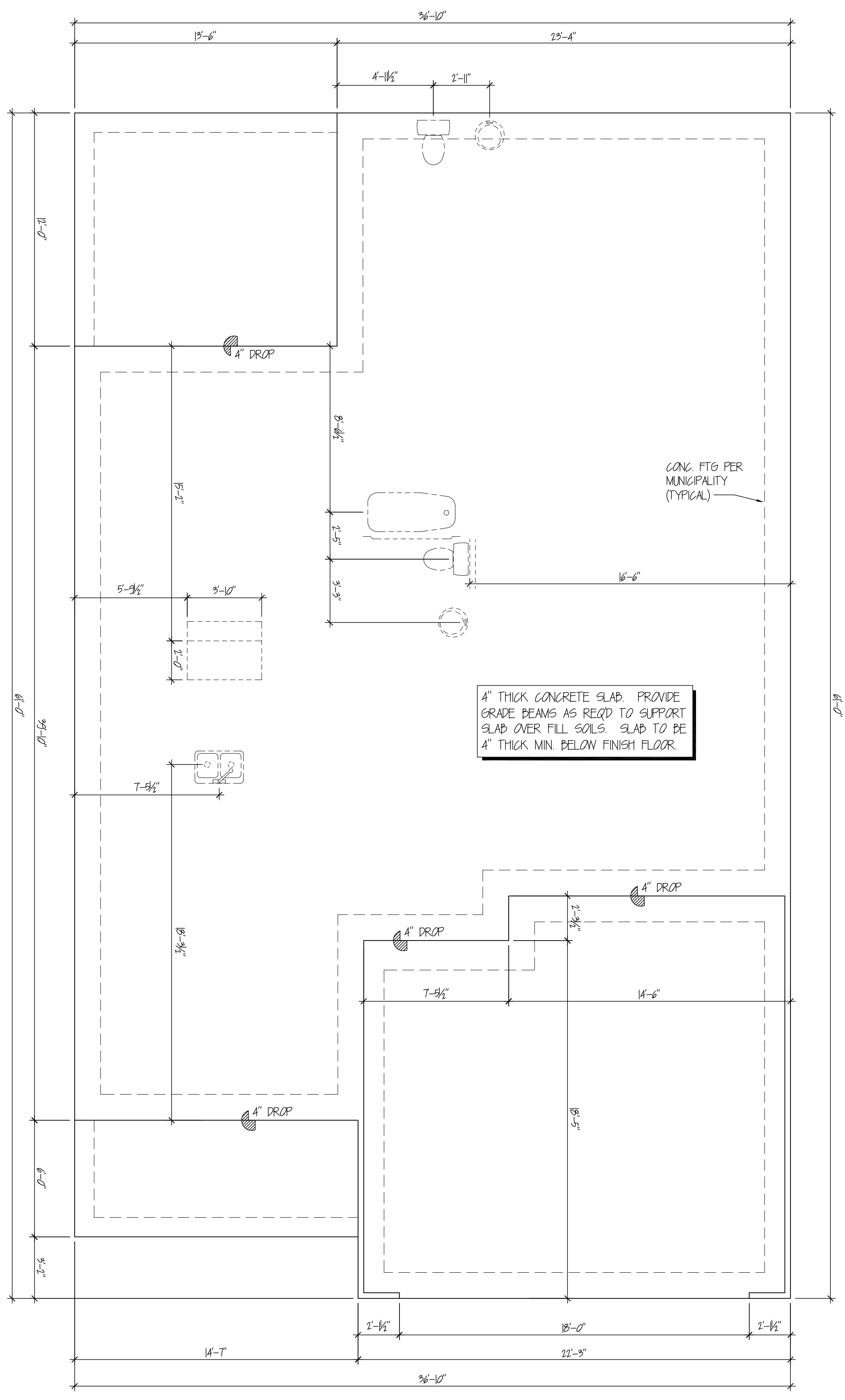
LEFT ELEVATION

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



RIGHT ELEVATION

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



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

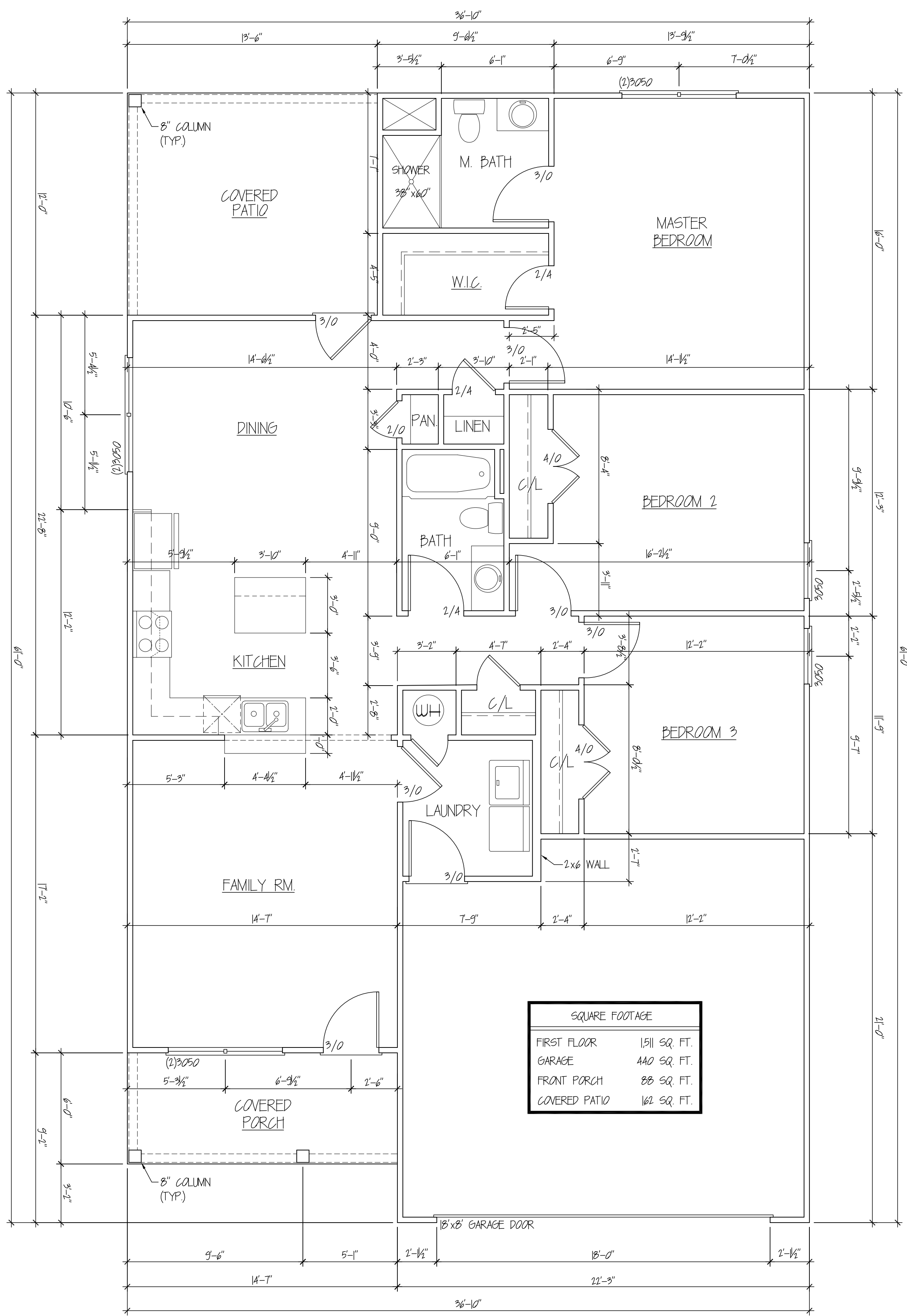
Sheet Title
A-3

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 PROJECT NO.
 DRAWN BY **BB**
 CHECKED BY
 DATE **08/24/20**
 REVISED
 REVISED

PROJECT:
THE OXFORD PLAN

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

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 179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632



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

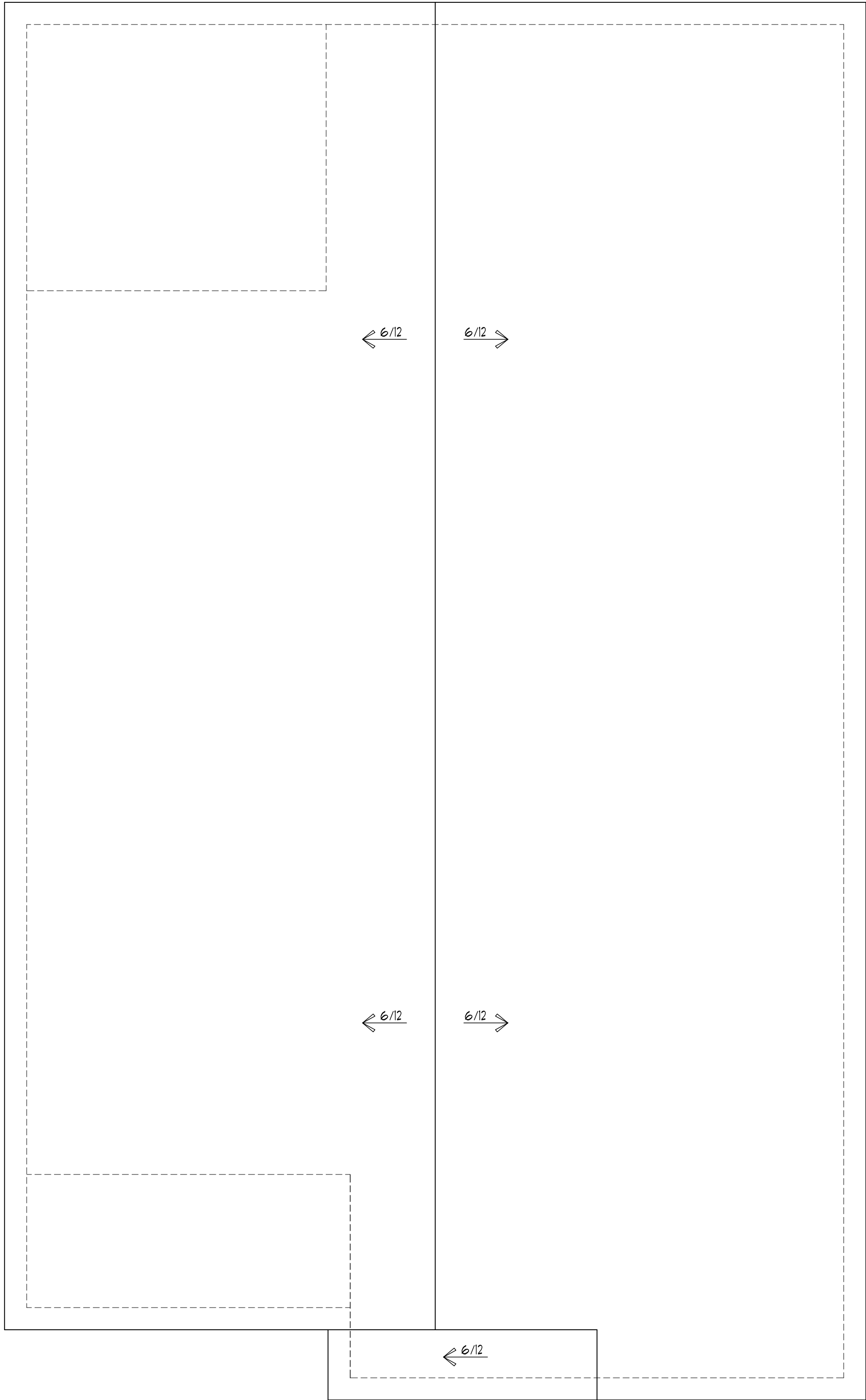
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THE OXFORD PLAN

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

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DESIGN & DRAFTING
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ROOF PLAN

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

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PROJECT:

THE OXFORD PLAN

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



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sheet title
 sheet no.
A-5

project no.
 drawn by BB
 checked by --
 date 08/24/20
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assistance corp.
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179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632

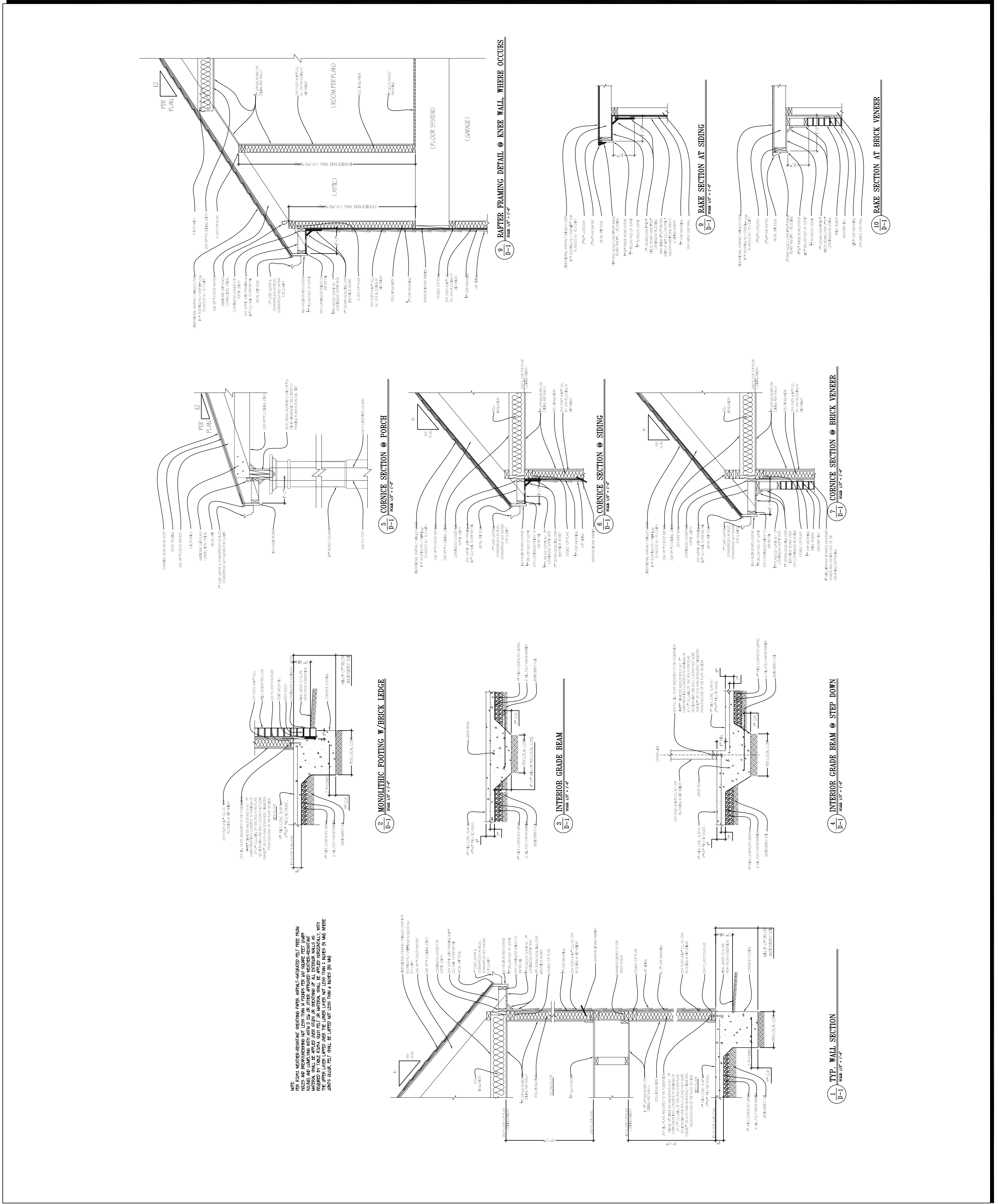
Conscience Bay, LLC
P0 Box 34
Emerson, Ga. 30137
404-569-5039
David Munisteri

THE OXFORD PLAN
PROJECT

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Project no.	
drawn by	BB
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date	08/24/20
revised	
revised	

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NOTE: FOR WEATHER-RESISTANT BARRIER, APPLY 15-MINUTE FIRE-RATED GYPSUM BOARD OR 1/2" TYPE-X GYPSUM BOARD TO THE EXTERIOR OF ALL EXTERIOR WALLS. WEATHER-RESISTANT BARRIER SHALL BE APPLIED OVER SHEET PILING OR SHEET PILING WITH WEATHER-RESISTANT BARRIER. WEATHER-RESISTANT BARRIER SHALL BE APPLIED OVER SHEET PILING WITH WEATHER-RESISTANT BARRIER. WEATHER-RESISTANT BARRIER SHALL BE APPLIED OVER SHEET PILING WITH WEATHER-RESISTANT BARRIER.

PICTURES PER SITE VISIT 9-2-2020



FRONT- RIGHT SIDE VIEW TO REAR



STARTING POINT- REAR YARD
LOOKING TOWARD REAR OF
HOUSE.



PICTURES PER SITE VISIT 1-13-23





HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	January 17, 2023
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP23-02. 20 Walker St. Applicant: Conscience Bay LLC
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant wishes to construct a new house per the submitted plans. Plans similar to COP23-01, 16 Walker St.</p> <p>The original COP application, COP20-27, for the same scope of work, was approved by the HPC on 9/15/2020. The work never began. The purpose of this COP is to re-approve the project and “re-start the clock” for construction and completion.</p>
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP23-02 (form. COP 20-27)

HPC Meeting 01/17/2023

Application Information

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

Summary Description: New home construction

* The original COP application, COP20-27, for the same scope of work, was approved by the HPC on 9/15/2020. The work never began. The purpose of this COP is to re-approve the project and “re-start the clock” for construction and completion.

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	X 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.
2. Construct new home per plans. Similar or identical to 16 Walker St., COP23-01 (form. COP20-26).

Staff Comments:

History of the Property- This is currently a vacant lot. The original house was demolished between around 2008 per BPO8-152. However, a copy of the permit is not in the city records. Basic information on the original house was documented in the GHRS.

No previous COPs on file.

Analysis of the COP:

The applicant wishes to build a new house at 20 Walker Street similar or identical to 16 Walker St. (COP23-01, form. COP20-26).

The applicant has provided floor plans and elevations of the proposed new house. The new structure will have a footprint of approximately 36'-10" x 61' or 2,247sf. The heated floor area will be approx. 1,720sf. The house will have a slab foundation. A site plan is not provided, but the structure will have to meet the minimum building setbacks: 20ft- front; 20ft- rear; 8ft. side. A concrete driveway is planned. Pavers forming the existing walkway may be salvaged for use elsewhere on site.

The plans show a 3-bedroom, 2-bath configuration with a 2-car garage, kitchen, dining room, family room, and laundry room. A front porch and a covered rear patio space are also shown within the overall footprint. The house will be ADA accessible.

Exterior materials will be a 5" lap, cement board siding on 3 sides, with the same siding style in combination with a cement shake style siding on the front elevation.

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 or composite material. 8" wood/ composite columns are shown as structural supports for the front and rear porches. Additional information is provided in the justification letter.

This floor plan and materials will be similar, if not identical, to the plans for 20 Walker St., COP20-27.

Pictures of a similar house under construction by the applicant at 3 Grassdale Rd. are provided for reference. Similarly-styled houses have been constructed at 9 and 28 Walker St. in 2007 and 2006, respectively.

There are a mix of housing styles along Walker Street, but many of the original houses appear to be constructed as Central Hallway styles. Some cottage and ranch styled houses are present.

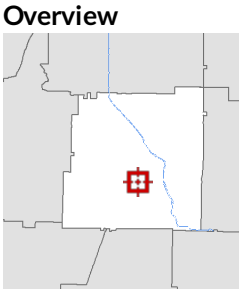
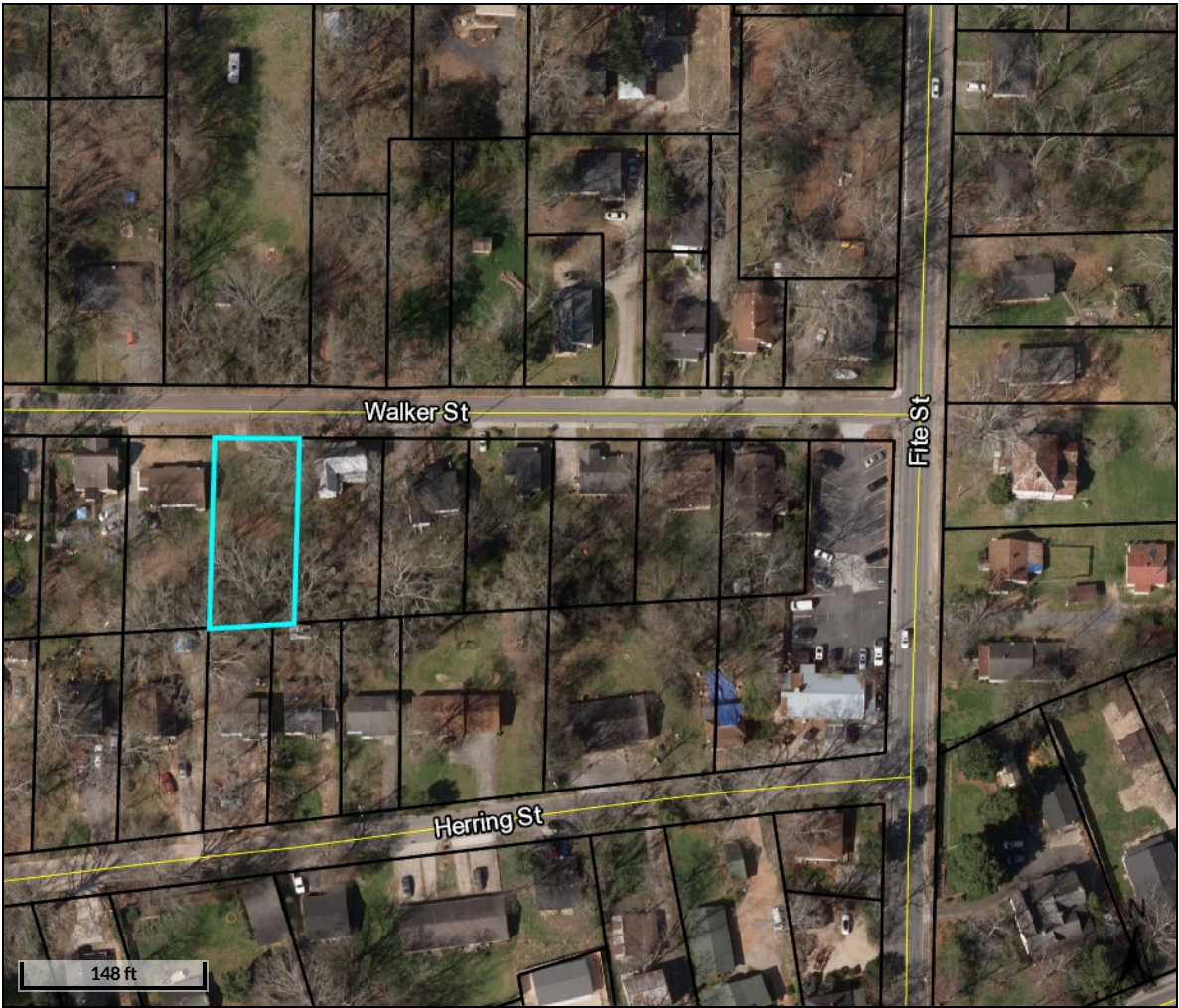
Commissioners Work Sheet

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		
Porches		Same as house
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.



Legend
 Parcels
 Roads

Parcel ID	C016-0001-008	Alternate ID	33905	Owner Address	GEOPROPERTY PRESERVATION INC
Sec/Twp/Rng	n/a	Class	Residential		ATTN JASON GEORGE
Property Address	20 WALKER ST	Acreeage	0.22		50 KNOLL DR
					LA FAYETTE GA 307287403
District	Cartersville				
Brief Tax Description	LOT 8 RUCKMAN S/D LL 525 LD 4				
	(Note: Not to be used on legal documents)				

Date created: 9/10/2020
 Last Data Uploaded: 9/9/2020 8:26:40 PM

Developed by 



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

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

Applications are due by 4 PM the first Tuesday of the month in which they are to be considered, or the next business day in event of a holiday.

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	COP20-27
Date Received	9-2-2020
Contributing	NC
Zoning	R-7
Legal Advertisement	_____
Notified Adjacent	_____
HPC Hearing	9-15-2020
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	C016-0001-008

*Applicant: Courseville Day LLC
 Mailing Address: PO Box 34 Emerson Ga
30137 [David Munsterer]
 Phone: 404-569-5039

*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 owner's phone number and address.

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Property Address: 20 Walker St.

Existing Building Type:

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

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

Single Farm Ranch 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 _____

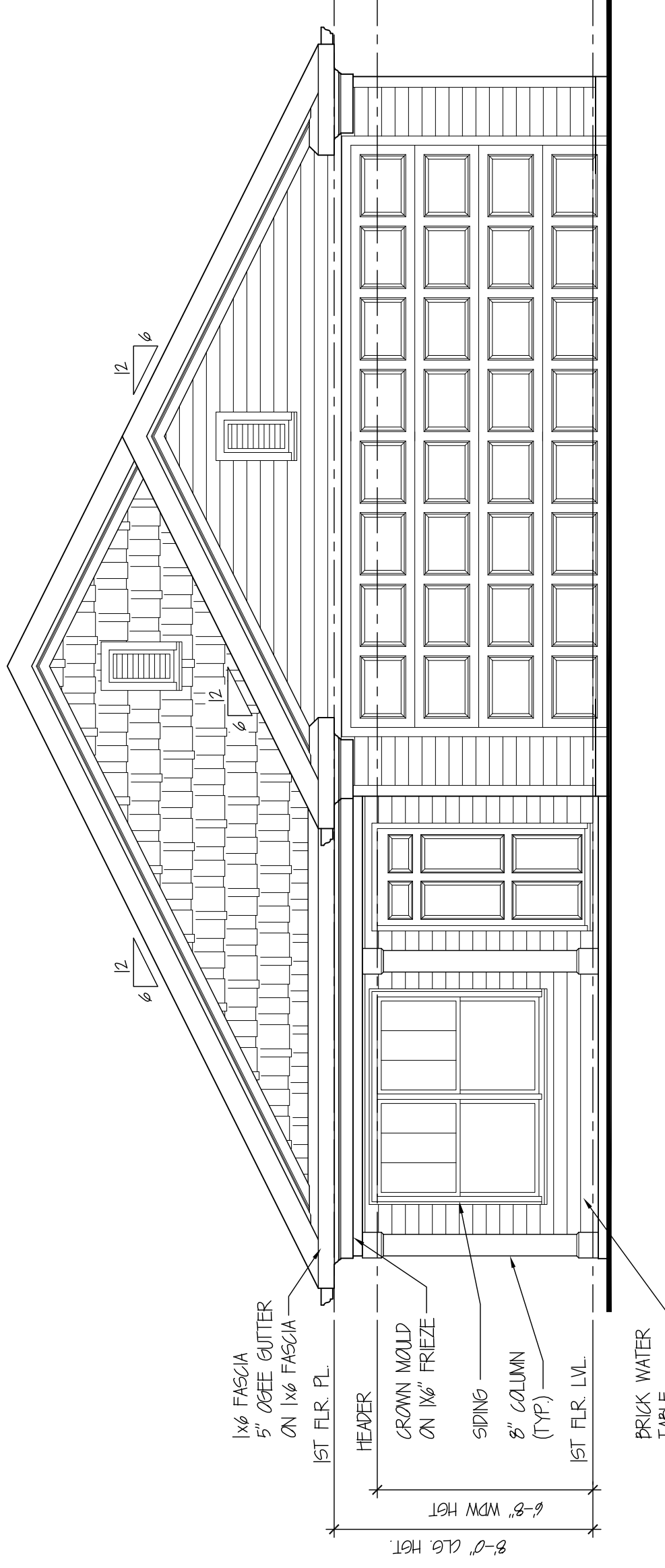
Start Date: Fall 2020

Anticipated Completion: Spring 2021

Contractor/Consultant/Architect: Phoen Village
Construction

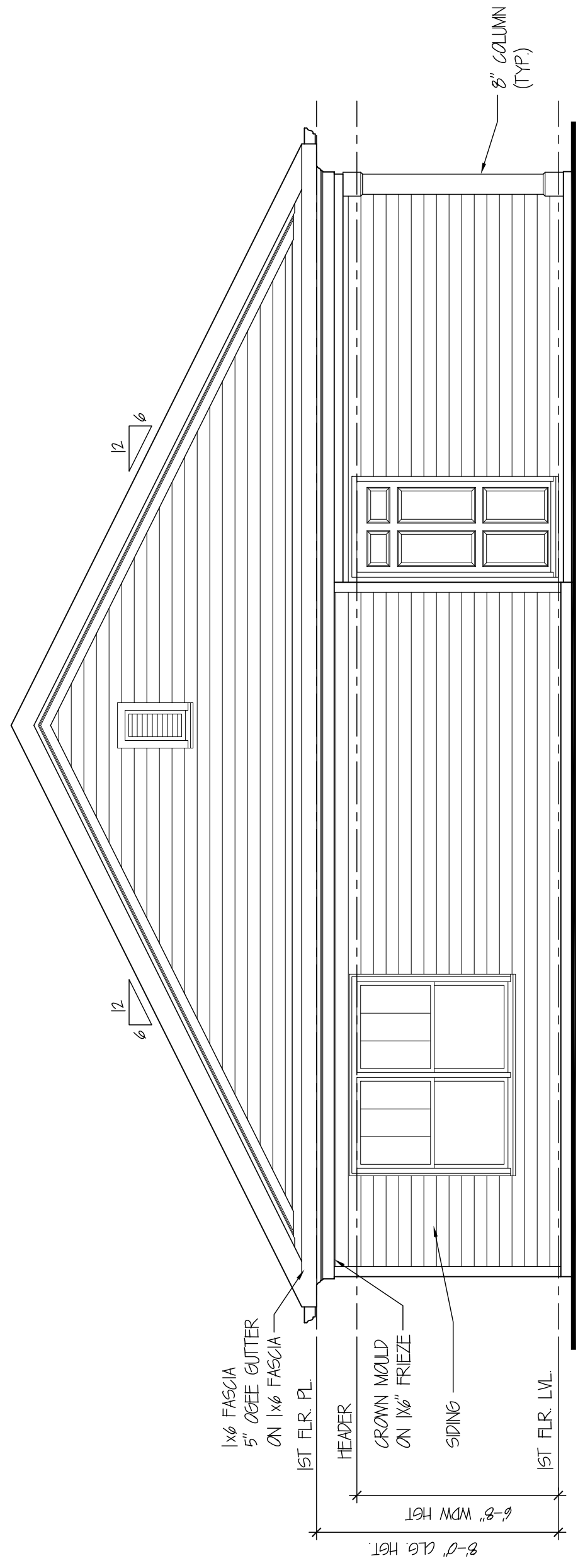
Precedence of Decisions

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published guidelines. 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 applications that may appear similar in character.



FRONT ELEVATION

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



REAR ELEVATION

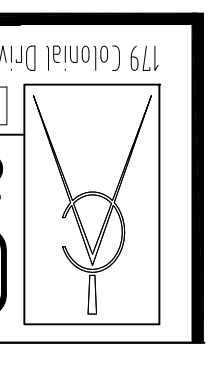
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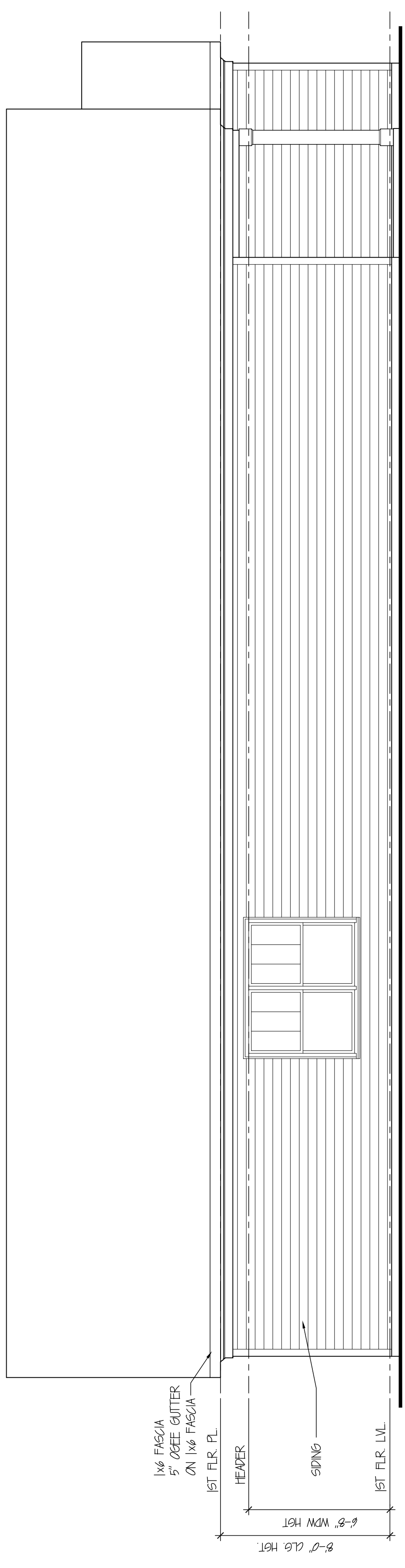
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drawn by	B.B
checked by	--
date	08/24/20
revised	
revised	

PROJECT: THE OXFORD PLAN

Conscience Bay, LLC
 Emerson, Ga. 30137
 404-569-5039
 David Munsteri

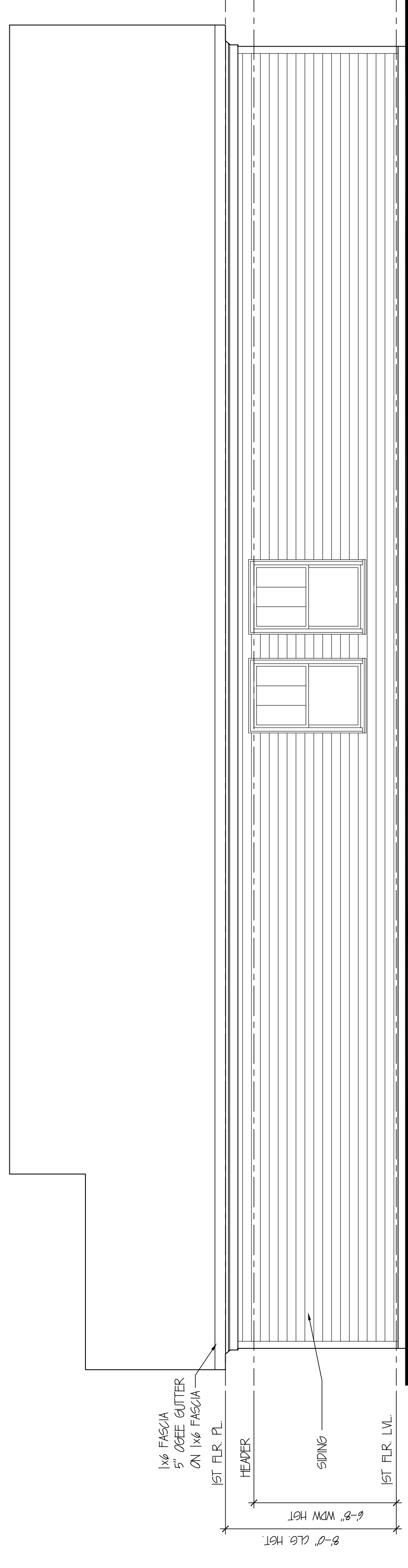


Cadd assistance corp.
 DESIGN & DRAFTING
 179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632



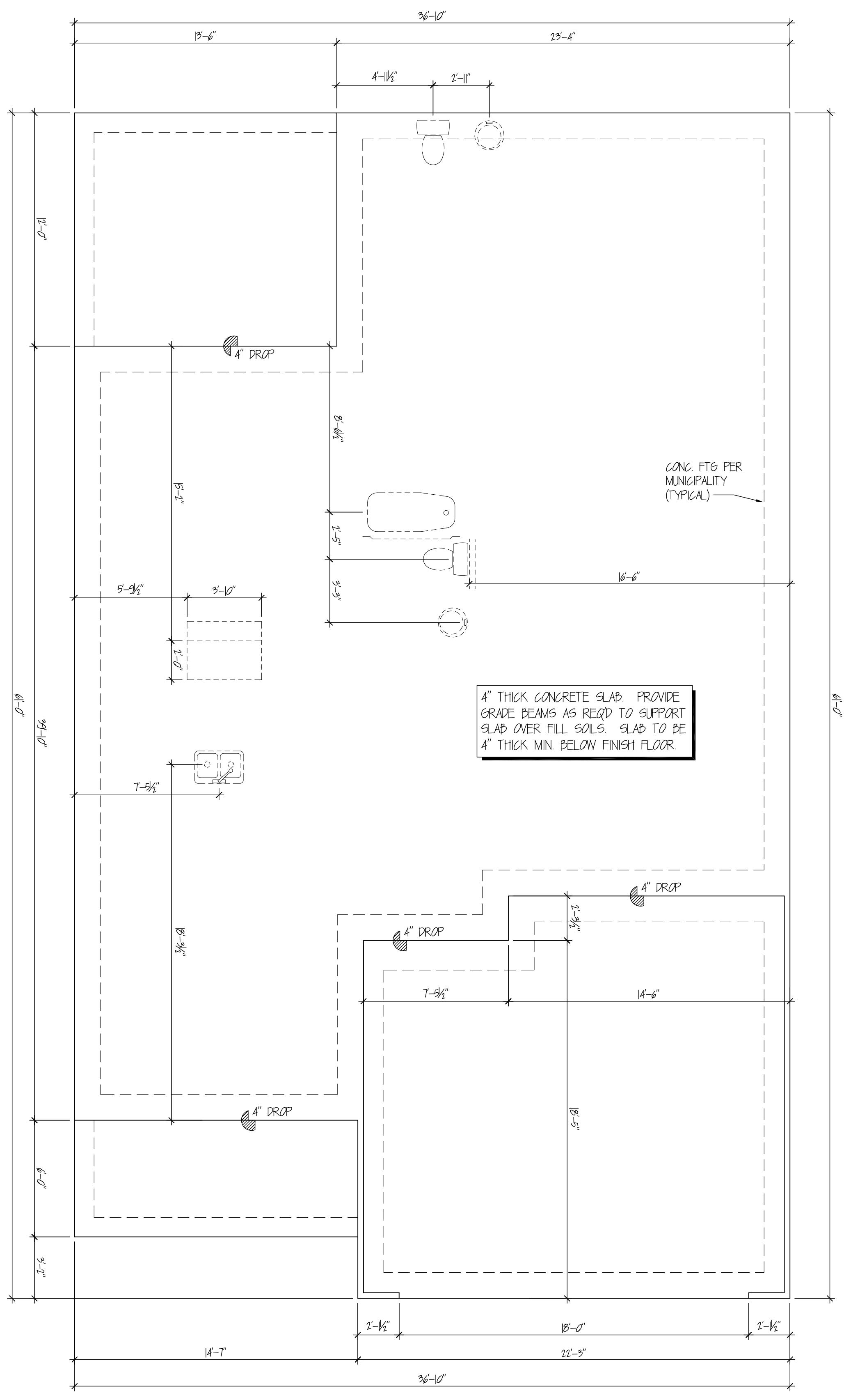
LEFT ELEVATION

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



RIGHT ELEVATION

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



4" THICK CONCRETE SLAB. PROVIDE GRADE BEAMS AS REQD TO SUPPORT SLAB OVER FILL SOILS. SLAB TO BE 4" THICK MIN. BELOW FINISH FLOOR.

CONC. FTG PER MUNICIPALITY (TYPICAL)

SLAB PLAN

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

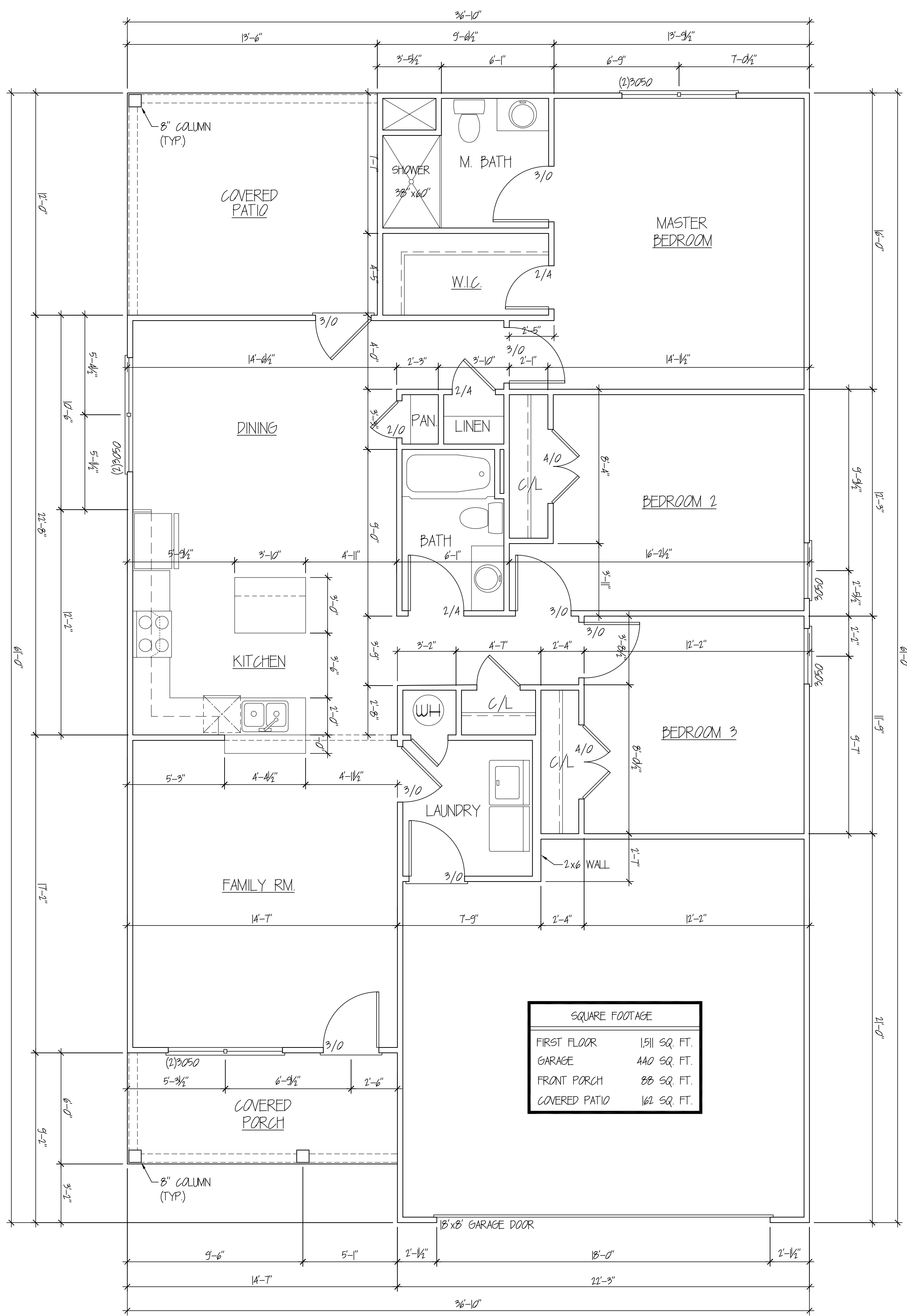
Sheet Title
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CHECKED BY
DATE **08/24/20**
REVISED
REVISED

PROJECT:
THE OXFORD PLAN

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

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

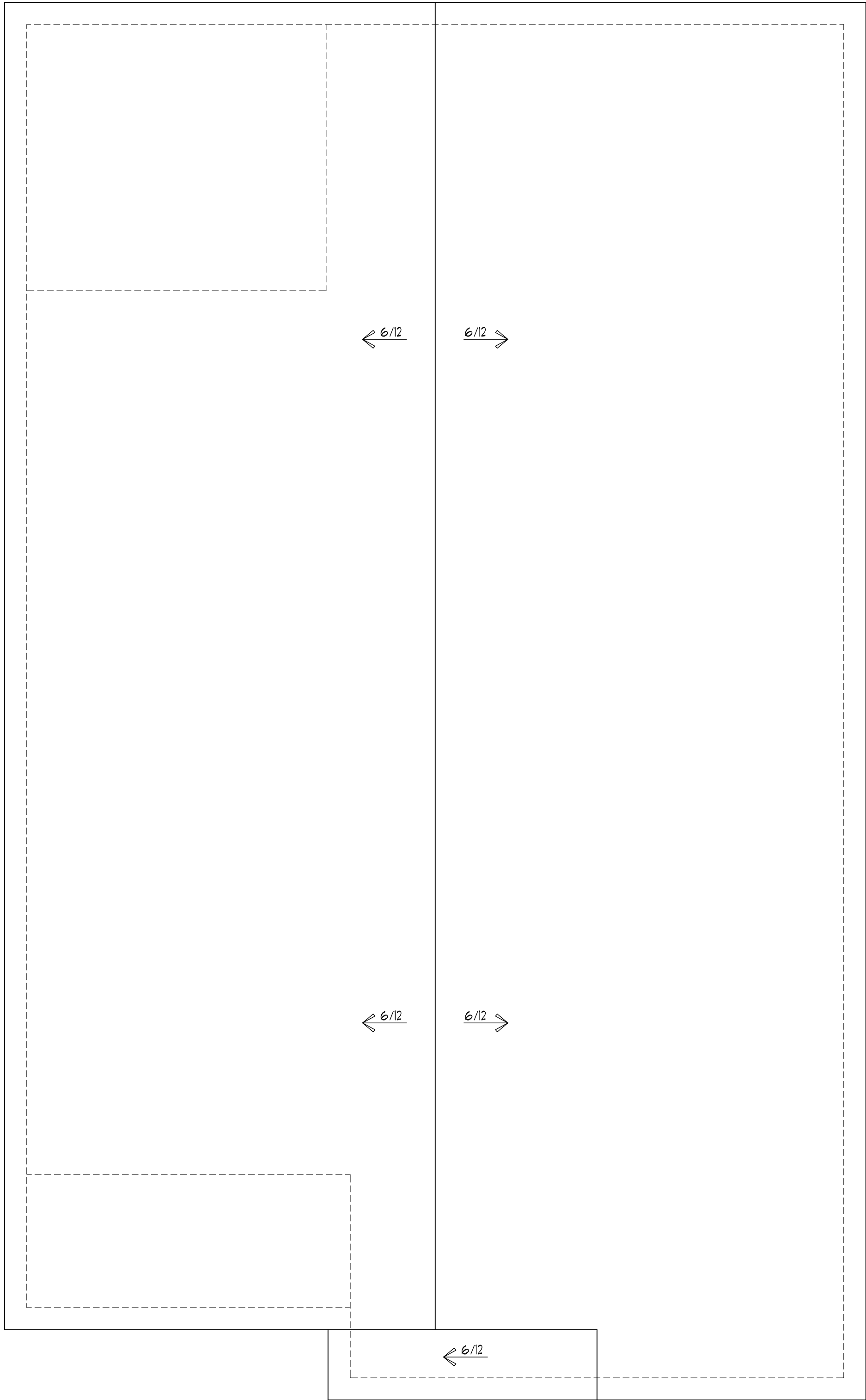
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ROOF PLAN

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

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