



**CARTERSVILLE  
HISTORIC PRESERVATION COMMISSION  
MEETING**

Cartersville- Bartow County Chamber of Commerce.  
122 W. Main St. Cartersville.  
Tuesday, March 21, 2023 at 5:30 PM

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**AGENDA**

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**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:**

Samantha Fincher

**ASSISTANT CITY ATTORNEY:**

Keith Lovell

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of February Meeting Minutes

**CERTIFICATE OF PRESERVATION**

2. COP23-06. 215 Leake St. Applicant: Katherine Quick
3. COP23-07. 9 Luckie St. Applicant: Tim Riley, The Neher Group
4. COP23-08. 420 W Main St. Applicant: Renee O'Harran
5. COP23-09. 18 Wall St. Applicant: Adam Harper, new owner
6. COP23-10. 104 Fite St. Applicant: Bryan Canty
7. COP23-11. 119 Cassville Rd. Applicant: Gary Graves
8. COP23-12. 23 Cassville Rd. Applicant: Michael Tidwell

**STAFF OR COMMITTEE COMMENTS**

**OTHER**

The next meeting of the Historic Preservation Commission will be April 18th.

## **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](http://www.cityofcartersville.org)**





## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 21, 2023
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Approval of February Meeting Minutes
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	For review and approval
<b>LEGAL:</b>	N/A

Historic Preservation Commission Meeting  
10 N. Public Square  
February 21, 2023  
5:30 P.M.

**I. Opening Meeting**

Call to order by Chairman Frisbee at 5:30 PM

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

**1. Approval of Minutes**

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member Carr made a motion to approve the meeting minutes from January 17, 2023. Board Member Galland seconded the motion. The motion carried unanimously. Vote:4-0.

**2. COP23-03. 145 W Main St. Applicant: Justin and Madison Davis, Owners**

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director stated the applicants wish to install 31 HiMo solar panels, 82(L) x 41(W) x 1.4 (D), installed using the EcoFoot2+ low profile installation system on the roof of the building and canopy. The panels will be installed with a 10-degree tilt. Roof plans and details of the solar panels have been provided. The panels should be hidden from view from Noble St and from the site eastward on E. Main St. The panels will be visible from E. Main St west of the site due to the grade change and from the 2nd and 3rd-floor windows in the area. Other mechanical equipment is visible. An engineer letter from Dunlap Associates states that the roof framing system is sufficient to support the solar panels and will not be adversely affected.

Chairman Frisbee opened the floor for a public hearing.

David Reeves, Creative Solar USA Representative, came forward to answer questions from the Board. He stated the panels are black on black (non-reflective) and have a low profile. The parapet covers most of the visibility on the main roof, and there will be little visibility on the canopy.

Chairman Frisbee closed the public hearing for discussion.

Board Member Carr made a motion to approve the application as submitted. Board Member Galland seconded the motion. Vote: 4-0.

**3. COP23-04. 18 Wall St. Applicant: Adam Harper, new owner**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant wishes to make cosmetic modifications to the front façade. The new awning will be considerably heavier than the fabric awning. The awning should be sized according to the load-bearing capacity of the front wall. The new awning will also have to be installed so that the proposed hanging sign (projecting) height meets the current sign ordinance for projecting signs for the total area and height above the sidewalk. A similar awning with wood siding exists at 14 W. Main St, Copperwood on Main. The new cedar siding will have to be installed so that the stucco or brick faces are preserved and protected. If maintenance or repairs to the original face is required to hang the new cedar siding, an additional review may be required. The tile area to be replaced runs the entire length of the building façade. The width varies. The cement board siding is durable and weather resistant.

Adam Harper, the applicant, came forward to answer questions from the Board.

Board Member Gregory stated according to the Fire Insurance Maps there is brick under the rotting wood.

Linda Evans, the former tenant, came forward to oppose the application.

The Board discussed each item in detail and felt that they could not make an informed decision without knowing what is under the rotting wood.

Keith Lovell, Assistant City Attorney, advised against granting permission to tear off all the wood without knowing the condition of what is underneath. Waiting 45 days for the next Historic Preservation Meeting could be detrimental.

Board Member Galland made a motion to deny the application as submitted, allow the applicant to peel back sections of wood on both sides of the building, request an inspection by Staff, and report back to the Board with the findings of what is underneath the wood. The applicant may return to the Board as soon as feasible, and the fee is to be waived. Board Member Gregory seconded the motion. Vote: 4-0.

**4. COP23-05. 7 South Ave. Applicant: Jeff Spratt, owner**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant wishes to construct a 22' x 40' concrete slab to immediately construct a 22' x 22' detached garage near the rear property line. A pool house is planned on the remaining slab at a future date. The garage materials are expected to match the house. The garage appears to meet all zoning requirements. The driveway is expected to be extended to the garage.

Jeff Spratt, the applicant, and his contractor Derek Mackey came forward to answer questions from the Board. Mr. Spratt clarified that the roof would have a minimum of 6/12 hip.

Board Member Carr made a motion to approve the application as submitted, with the notation that the roof has a minimum of a 6/12 hip. Board Member Elder seconded the motion. Vote: 4-0.

**STAFF OR COMMITTEE COMMENTS**

Mr. Hardegree stated he is formulating a budget for the Historic District Survey Project.

Mr. Lovell stated that City Hall will be undergoing an elevator replacement soon. The next Historic Preservation meeting may need to be rescheduled or relocated. Mr. Lovell recommended adding an item to the agenda to authorize Mr. Hardegree to change the meeting date if needed.

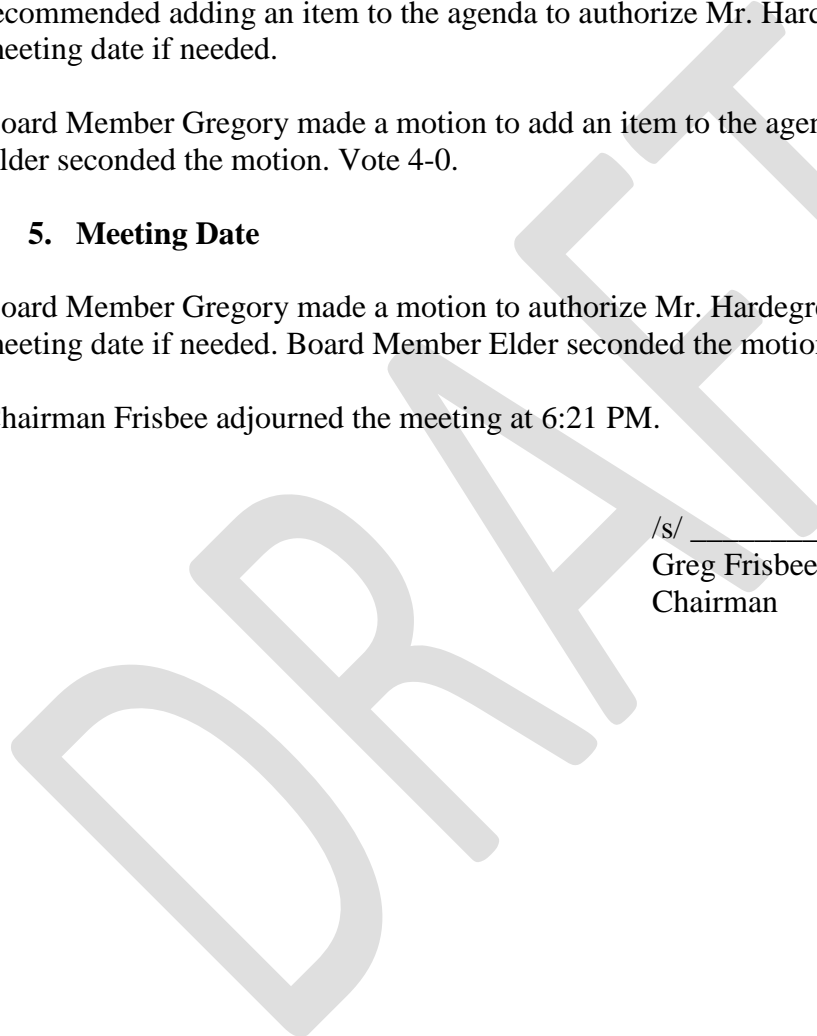
Board Member Gregory made a motion to add an item to the agenda. Board Member Elder seconded the motion. Vote 4-0.

**5. Meeting Date**

Board Member Gregory made a motion to authorize Mr. Hardegree to change the meeting date if needed. Board Member Elder seconded the motion. Vote 4-0.

Chairman Frisbee adjourned the meeting at 6:21 PM.

/s/ \_\_\_\_\_  
Greg Frisbee  
Chairman





## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 21, 2023
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP23-06. 215 Leake St. Applicant: Katherine Quick
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	After-the-fact case. Applicant wishes to replace an existing 140sf storage shed with a new, 200sf. storage shed. A variance is required to allow an accessory structure in the front yard of a corner lot. The BZA will hear the case on April 13 <sup>th</sup> .
<b>LEGAL:</b>	N/A



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 23-06

**HPC Meeting – 3/21/23**

**Application Information**

Address: 215 Leake Street  
 Applicant: Katherine Quick, owner  
 Historic District: Olde Town  
 Zoning: R-7  
 Setbacks: Front= 20ft. Rear= 0ft. Side=8ft. (5ft for accessory structures)

Brief Description: Add New Accessory Structure, storage shed, in front yard. This is an after-the-fact review.

**Applicable Guidelines to Consider- 9.25-53. Part II (B)**

<b>Residential Design Guidelines</b>	
<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
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction	

**Project Tasks:**

- 1. Remove existing storage shed, 10ft x 16', from front yard along Etowah Dr.
- 2. Add new, wood storage shed, 10ft x 20ft, to replace existing shed at end of Leake St. driveway.
- 3. Shed location is in the front yard created by Etowah Dr.
- 4. Shed to have metal roof and 6/6 windows to match house.
- 5. Paint shed to match house.

**Staff Comments:**

Bartow County Tax assessor's records state the house structure was built in 1945. GHRS states house structure was built c1880-1900.

Existing storage shed, 10ft x 16ft, was added in 2009, COP09-09.

COP04-09. Dormer Addition; Roof material change. Approved 9-21-04.

COP09-09. Add wood storage building to end of driveway. Approved 8-18-09.

**Analysis of the COP:**

The existing lot is a corner lot with street frontages along Leake St. and Etowah Dr. Each street frontage has a front yard relative to the house.

The existing storage shed, 10ftx16ft, was added to the end of the Leake St. driveway, but in the Etowah Drive front yard, in 2009. This shed was approved in 2009 by the HPC per COP09-09. No variance was required at that time for a front yard encroachment. The shed appeared to meet the side yard setback of 5ft.

The applicant is proposing to replace the existing shed with a new, 10ft x 20ft, shed and to locate the shed in the same location as the existing shed. A variance is required for the new shed because of the front yard encroach into the Etowah Dr. front yard. Variance V23-05, for the front yard encroachment will be reviewed at the April 13<sup>th</sup> BZA meeting.

The new shed is wood constructed with (2) – 6/6 windows, double doors, and metal roof. The window pane configuration matches the 6/6 house windows. The metal roof matches the house roof. The structure will be painted white to match the house.

This structure seems appropriate for the district and property.

**Commissioners Work Sheet**

**Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	Asphalt	Metal
Siding	Wood (Cedar)	Wood
Windows	Unknown	Unknown
Doors	Wood	Wood

Exterior Lighting

Foundation

Awning

Entrance

**Hardscaping**

Patio:

Drives:

Fencing:

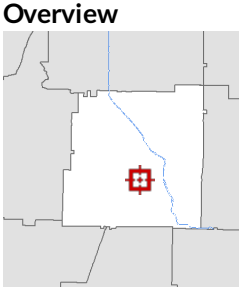
Lighting:

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**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

<b>Parcel ID</b>	C002-0003-005	<b>Alternate ID</b>	32109	<b>Owner Address</b>	GARLAND RONALD B
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		QUICK KATHERINE MICHELLE
<b>Property Address</b>	215 LEAKE ST	<b>Acreage</b>	0.33		215 LEAKE ST
					CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL483 LD4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/15/2023  
 Last Data Uploaded: 3/14/2023 10:46:03 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

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 COP 23-06  
 Date Received 2/2/23  
 Contributing Y- c1945  
 Zoning P-S  
 Legal Advertisement \_\_\_\_\_  
 Notified Adjacent 3-14-23  
 HPC Hearing 3-21-23  
 HPC Decision \_\_\_\_\_  
 COP Expiration \_\_\_\_\_  
 Project Completion \_\_\_\_\_  
 Tax Parcel C002-0003-005

\*Applicant: Katherine Quick

Project Address: 215 Leake Street, Cartersville, GA 30120

Mailing Address (if different than project address):  
\_\_\_\_\_

Phone: 770.608.0943

Email: Katiequick2011@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.

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Existing Building Type:

- Residential One, Two or Multi-family \_\_\_\_\_
- Commercial Garage, Storage 1
- Other \_\_\_\_\_

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

Replacing 2006 10x14 storage building with a 2019 storage building. To be in the same location and to be painted white in the spring to match the house  
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: Already replaced at time of application submission

Anticipated Completion: \_\_\_\_\_

Contractor/Consultant/Architect: Painted by April 2023

### 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 1-10-23

Signature Katherine Michelle Quick

### 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]

2019 10x18 storage building with metal roof to match the house

Currently light wood in color but will paint white in the spring

I have attached a photo of the previous white building and of the new building we have replaced it with.

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**PRECEDENCE OF DECISIONS**

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.

January 31, 2023  
Katherine Quick  
215 Leake Street  
Cartersville, GA 30120

Variance justification letter, V23-05

A -Zoning Variance Application Documentation:

Existing Condition:

2006 18Lx10W white storage shed with shingle roofing to the left of home at the back end of the driveway on the sights of Etowah Drive & Leake Street.

Proposed Condition or project:

2019 20Lx10W wooden (to be painted white in the spring) storage shed with metal roof matching the current metal roof on the main home. Will be located in the same location as previous shed - to the left of home at the back end of the driveway on the sights of Etowah Drive & Leake Street.

Boundary Survey/Plat:

\*\*see markup of plat attached\*\*

Justification Letter:

City of Cartersville Planning & Development,

This variance request application is to replace an existing 18Lx10W white storage building that was located on the property when I purchased the home. I have since sold that building. The original building was a 2006 and had multiple areas of wood rot and the condition over time had just gotten worse. I have since purchased a 2019 20Lx10W storage building to replace it. In the spring, I plan on painting it white to match the house and to add a matching lattice around the base of the exterior. The location of the storage building will be at the rear of the driveway. In the same location as the previous building. After measuring the location of the building versus the plat, I realized the operator who delivered the building dropped it too close to the back property line. I would like to request to be able to leave the building in its current location despite the length to the property line being less than the required 10'. It allows me to have more length and use for my driveway and the water runoff will be less damaging to the building on the higher elevation at the rear.

Thank you for your time,

Katherine Quick



Existing Building



Proposed Building







Cartersville, Georgia  
Google Street View  
Jun 2022 See more dates

Image capture: Jun 2022 © 2023 Google



215 Leake St

All

Street View & 360°



View of existing shed from Leake St.



Cartersville, Georgia  
Google Street View  
Jun 2022 See more dates

Image capture: Jun 2022 © 2023 Google



215 Leake St

All

Street View & 360°



## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 21, 2023
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP23-07. 9 Luckie St. Applicant: Tim Riley, The Neher Group
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Application to replace all windows on house.
<b>LEGAL:</b>	N/A





<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 23-07

**HPC Meeting – 3/21/23**

**Application Information**

Address: 9 Luckie Street  
 Applicant: Tim Riley, The Neher Group  
 Historic District: Olde Town  
 Zoning: R-7  
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Brief Description: Replace all windows on house

**Applicable Guidelines to Consider- 9.25-55. Part 1.**

<b>Residential Design Guidelines</b>	
<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	PART TWO: Additions and New Building Construction
F. Exterior Walls	
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation of Structures
X I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction	

**Project Tasks:**

1. Remove (12) wood windows. Grid pattern varies, but mostly 6/6.
2. Add (12) Simonton 6100 series, DH, vinyl windows. Grid pattern is 1/1.
  - a. Height and width varies

**Staff Comments:**

**History of the Property-** No GHRS for this property. The tax assessor shows the property constructed c. 1972. The property is historic, non-contributing.

There are no COPs on file.

The brick house was painted without review between May 2015 and June 2022 based on Google Streetview images. The Olde Town historic district was adopted in 2004.

**Analysis of the COP:**

House is historic, non-contributing.

House type is Ranch House. House style is mid-century modern.

The application is to replace the existing wood windows with vinyl windows, Simonton 6100 series by Plygem. Height and width varies. The wood windows appear original to the house. All but one of the existing windows has a 6/6, divided light, pane configuration. The one window that is different is a twin picture window over the rear deck. It has a 1/1 pane configuration.

This type of wood-to-vinyl replacement request is typical and other similar projects have been approved previously.

The commission may want to see the 6/6 pane configuration continue on the new windows.

**Commissioners Work Sheet****Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof		
Siding		
Windows	Wood	Vinyl
Doors		
Exterior Lighting		
Foundation		
Awning		
Entrance		
Gutters		

Ornamentation

**Hardscaping**

Patio:

Drives:

Fencing:

Lighting:

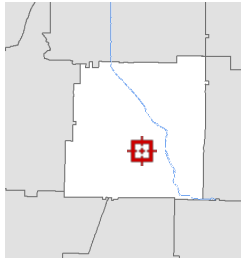
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**Notes:**

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.



**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	C016-0004-010	<b>Alternate ID</b>	33966	<b>Owner Address</b>	WILLIAMS SHAWN
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		COBELL-WILLIAMS NICOLLE
<b>Property Address</b>	9 LUCKIE ST	<b>Acreage</b>	0.22		9 LUCKIE ST
					CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL526,483 D4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/10/2023  
 Last Data Uploaded: 3/9/2023 10:28:03 PM

Developed by  **Schneider**  
 GEOSPATIAL

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

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.

CO16-0004-010

**Office Use Only**

Case Number CP23-07

Date Received 2/3/23

Contributing NO. C1972

Zoning R-7

Legal Advertisement

Notified Adjacent 3-14-23

HPC Hearing 3-21-23

HPC Decision

COP Expiration

Project Completion

Tax Parcel

over town

\*Applicant: Tim Riley - The Neher Group

Project Address: 9 Luckie St. Cartersville, GA 30120

Mailing Address (if different than project address):  
P.O. Box 341262 Memphis, TN 38184

Phone: 901-471-1043

Email: tim@tngbuildingpermits.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.

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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)

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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 Home Depot USA

**AUTHORIZATION**

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date 2/3/2023 Signature Jim Riley



## 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 3.

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]

Install twelve (12) Simonton 6100 Series vinyl windows. Same size, shape, and location as the existing windows. No grid patterns.

## 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.

9 Luckie St. Cartersville, GA 30120

Scope of Work: Install twelve (12) Simonton 6100 Series vinyl windows. These windows will be the same size, shape, location and appearance as the existing windows.



















Line Items:

#6

#5



Line Items:

#6



#5







Line Item #11  
Picture Window





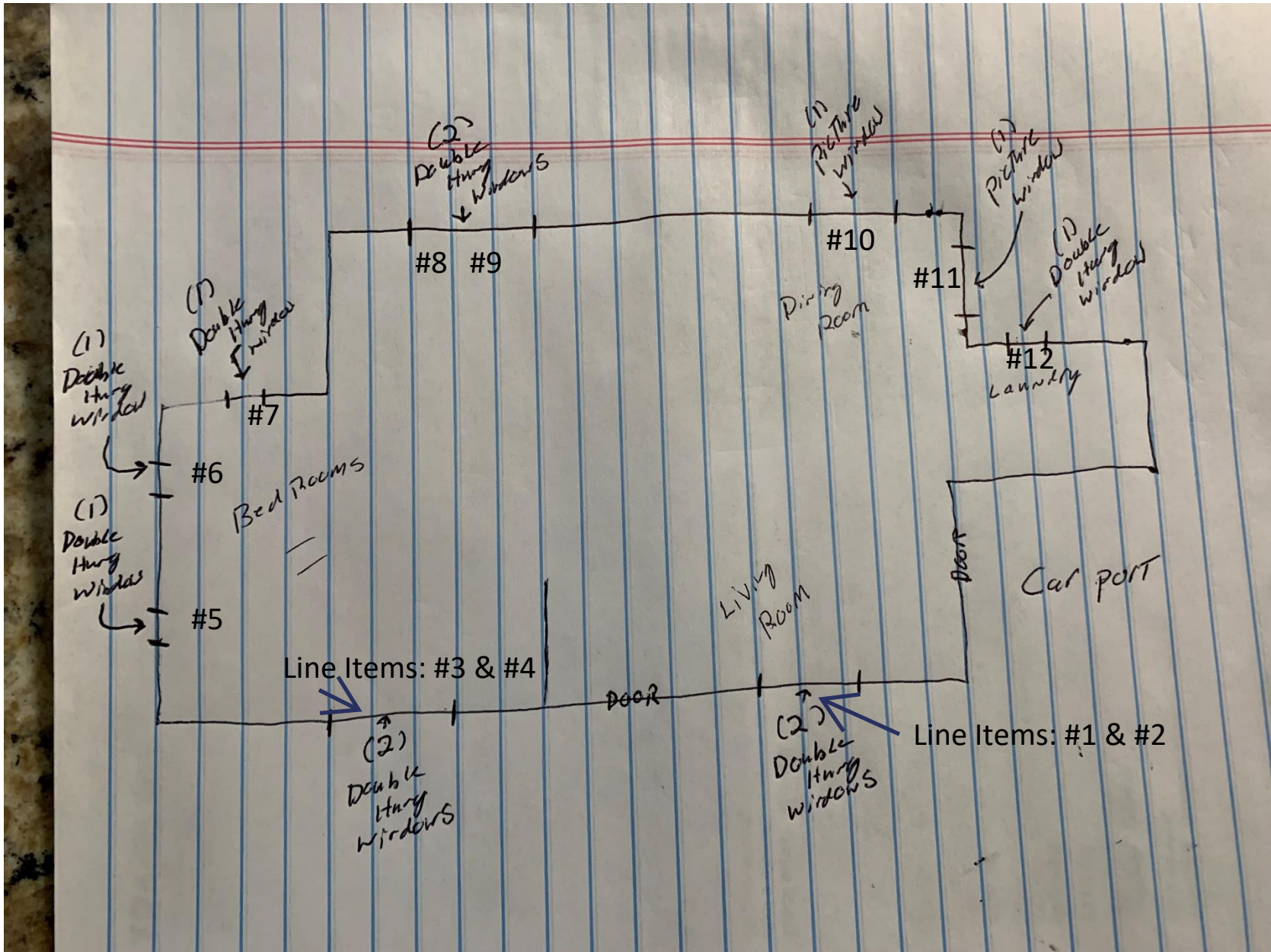














Customer: shawn williams

Job #: F31298067

Consultant: Larry Kesselring

Date: 01/28/2023

Item 3.

ITEM #	Existing Window				New Window																	Product Options	Labor Options	Hinge Locations				
	Location		Style Code	Wraps (Y/N)	Style Code	Series Code	Color		Rough Opening			Type (F, S, GBC)	Color	Pattern	# of bars			# of bars			Glass Hardware Screens Mull			Misc Items Code	From outside, Left to Right			
	Room	Floor					Interior	Exterior	Width	Height	U				Location	Vertical	Horizontal	Location	Vertical	Horizontal					Bays, Bows Csmnts, 1 Pnl, use L, R or S			
																									For doors use "S" = stationary or "X" = operating			
9	MBED	1st	DH-ALDER	Y	DH	6100	WH	WH	32	54	86										STD, White, GlassPack: Standard	WRAP, LSR						
10	DINE	1st	DH-ALDER	Y	PW	6100	WH	WH	73	62	135										STD, White, TMP : Full, GlassPack: Standard	MULL R, F, WRAP, LSR						
11	DINE	1st	DH-ALDER	Y	PW	6100	WH	WH	73	62	135										STD, White, TMP : Full, GlassPack: Standard	MULL R, F, WRAP, LSR						
12	LAUN	1st	PW-ALDER	Y	PW	6100	WH	WH	32	39	71										STD, White, GlassPack: Standard	WRAP, LSR						

9: White, 10: White, 11: White, 12: White

Wrap Color

Interior Casing Type

Bay or Bow window:

Seatboard material (vinyl only-Birch or Oak)

Bay Project Angle (30 or 45)

Bay Flanker Type (DH, SH, or Csmnt)

Top of window to soffit (inches)

If tied to soffit, color of soffit material

Construct Roof (Yes or No) \*

Garden Window:

Seatboard Material (vinyl only-White Pionite, Birch or Oak)

SPECIAL CONSIDERATIONS:

Line Level Notes:  
 9. MISC(10) : Remove mull  
 10. MISC(11) : Remove mull

I have reviewed and agree with all the job specifications above and the Special Terms and Conditions on the following page

# PROPOSED WINDOW SPEC SHEET

**6100** Series Double Hung

**Fusion-Welded Frame and Sash**  
Profiles and sashes are fused together to create a weather tight, strong one-piece unit.

**Air Lock**  
For ventilation

**Cam Lock**  
Unique designed secure window lock

**Flush Mounted Tilt Latches**  
For a clean, smooth top sash.

**Square, flat sash profile**  
For a clean, smooth look.

**Tilt in/Lift out Sash**  
Allow sash to tilt in for easy cleaning

**3/4" Stainless Steel Coil Balance**  
Allows for a maintenance free, system for sash stability.

**Dual Contoured Extruded Lift Rails**  
Allows for easy opening -no matter how big the window.

**Accessory Groove**  
For the addition of decorative trim & to aid in installation

**Exterior Frame**

**Multiple Chambers Profile**  
Vinyl profiles are filled with dead air chambers that increase window insulation and aides structural integrity

**Reinforced Meeting Rail**  
Makes for a tight seal with overlapping interlocking design that is reinforced for increased strength

**Intercept Spacer System**  
Makes for low conduction rates, moisture-resistance and thermal efficiency

**3/4" Insulated Glass Unit**  
Double pane, Double strength glass with Low E and Argon Gas for maximum energy performance

**3 1/4" Frame**  
Allows to fit most openings

**THE HOME DEPOT**





## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 21, 2023
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP23-08. 420 W Main St. Applicant: Renee O'Harran
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Applicant wishes to replace the existing concrete retaining wall with a new Keystone architectural block retaining wall. Height ranges from 1-3ft.
<b>LEGAL:</b>	N/A



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 23-08

**HPC Meeting – 3/21/23**

**Application Information**

Address: 420 W. Main St.  
 Applicant: Renee O’Harran  
 Historic District: West End  
 Zoning: R-7  
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Brief Description: Replace existing concrete retaining wall with a new Keystone architectural block retaining wall along W. Main St.

**Applicable Guidelines to Consider- Sec. 9.25-54. West End Historic District**

<b>Residential Design Guidelines</b>	
<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 checked="" type="checkbox"/> M. Aesthetic Recommendations
<input type="checkbox"/> D. Paint	
<input type="checkbox"/> E. Roofs	PART TWO: Additions and New Building Construction
<input type="checkbox"/> F. Exterior Walls	
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	
<input type="checkbox"/> H. Lighting	PART THREE: Relocation of Structures
<input type="checkbox"/> I. Windows and Doors	
<input type="checkbox"/> J. Entrances, Porches and Balconies	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction	

**Project Tasks:**

1. Remove existing concrete retaining wall along W. Main St, approx. length: 118ft.
2. Add new retaining wall along W. Main St.- architectural concrete block. Approx. length: 118ft. Max. height anticipated is 3ft. on the eastern side of the property.

**Staff Comments:**

**History of the Property-** The structure was constructed c.1936 according to the Bartow County Tax Assessor. GHRS shows date as c1900-1909.

No COPs on file.

**Analysis of the COP:**

The owner wishes to remove the deteriorated cast-in-place concrete retaining wall in the front yard along W. Main St. Approx. 118ft in length is planned for replacement.

The new wall will be an architectural, concrete block wall by Keystone. Approx. length is 118ft. The new wall will be setback from the property line 1-2ft and a min. 6ft. from back-of-curb. The new wall cannot be any closer to the back-of-curb than the existing wall.

New wall type – Keystone Compact III. Dims: w: 12in. L: 18in. H: 8in.

Call “811” for a utility locate before replacing wall. Allow up to 10 days for utilities to be located.

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.



**Commissioners Work Sheet  
Materials:****Hardscaping**

Retaining Wall: Concrete

Concrete/Arch. block

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.

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)

# 420 W Main St Utilities

Item 4.

Yellow- 2" Natural Gas line (W Main St)  
Orange- OH Fiber  
Red/ Pink/ Gray- OH Electric  
Green- Sewer  
Blue- Water Line

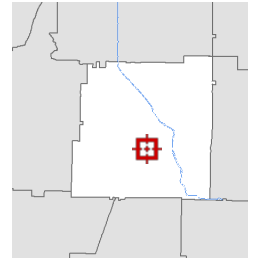
Call "811" for utility locate before replacing wall.







**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	C002-0006-005	<b>Alternate ID</b>	32131	<b>Owner Address</b>	O'HARRAN CURTIS MICHAEL
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		O'HARRAN RENEE KATHLEEN
<b>Property Address</b>	420 W MAIN ST	<b>Acreage</b>	1.04		420 MAIN ST
					CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL484 LD4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/14/2023  
 Last Data Uploaded: 3/13/2023 10:40:24 PM

Developed by  **Schneider**  
 GEOSPATIAL



### Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: Renee Ottarran

Project Address: 420 West Main St.

Mailing Address (if different than project address):  
\_\_\_\_\_

Phone: 206-931-6626

Email: oharran2016@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	COP23-08
Date Received	2-20-23
Contributing	Y- c1936
Zoning	R-7
Legal Advertisement	3-14-23
Notified Adjacent	
HPC Hearing	3-21-23
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	C002-0006-005

P  
R  
O  
J  
E  
C  
T

Existing Building Type:

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

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

I  
N  
F  
O  
R  
M  
A  
T  
I  
O  
N

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: TBD

Anticipated Completion: \_\_\_\_\_

Contractor/Consultant/Architect: RPM Landscape

#### AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date 2/19/2023 Signature Renee K Ottarran



### 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]

replace existing old & failing cement retaining wall along west main st. & along property line w/ 4116 West main st.

New Keystone Compac III modular Block wall /Color Prairie

New wall will have an average height of 3' & graduate down with existing elevations

New wall along along property line w/ 4116 West main st. will be set back from property line 1-2 feet

Will maintain 6' set back from west main st. curb

### PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.



Renee O'Hara  
420 West Main ST  
Cartersville GA  
30120

Existing

420 West Main ST.

416 W.  
Main ST.  
Driveway

420 W  
Main ST  
Driveway

stairs to Remain

Existing old concrete retaining wall

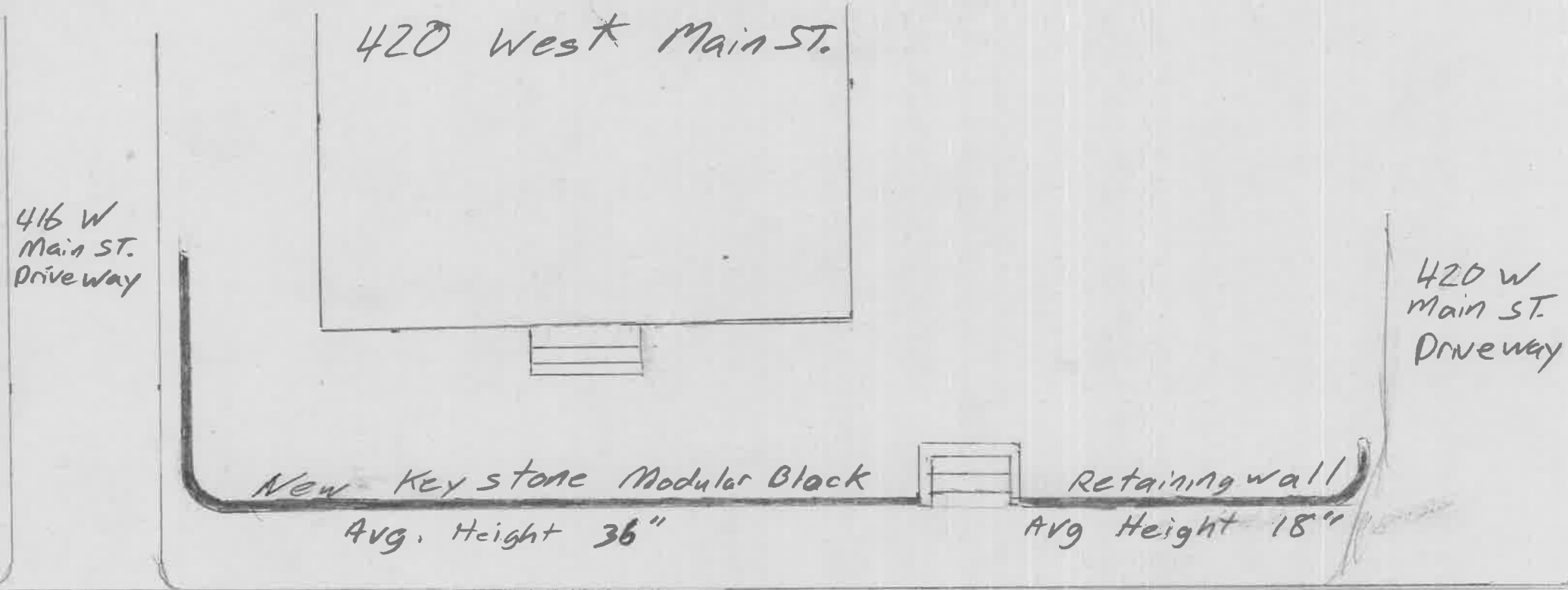
to be replaced

West Main St

Renee O'Hara  
420 West Main ST  
Cartersville GA.  
30120

Item 4.

Proposed.



West Main St.





Item 4.









PHOTO COURTESY OF THE MANUFACTURER

# KEYSTONE COMPAC® III ▶

An industry favorite, Keystone Compac III combines unrivaled aesthetic options with cost saving versatility and proven wall performance. Trusted by architects, engineers, and contractors worldwide, the Keystone Compac III utilizes the proven Keystone pin connection system.

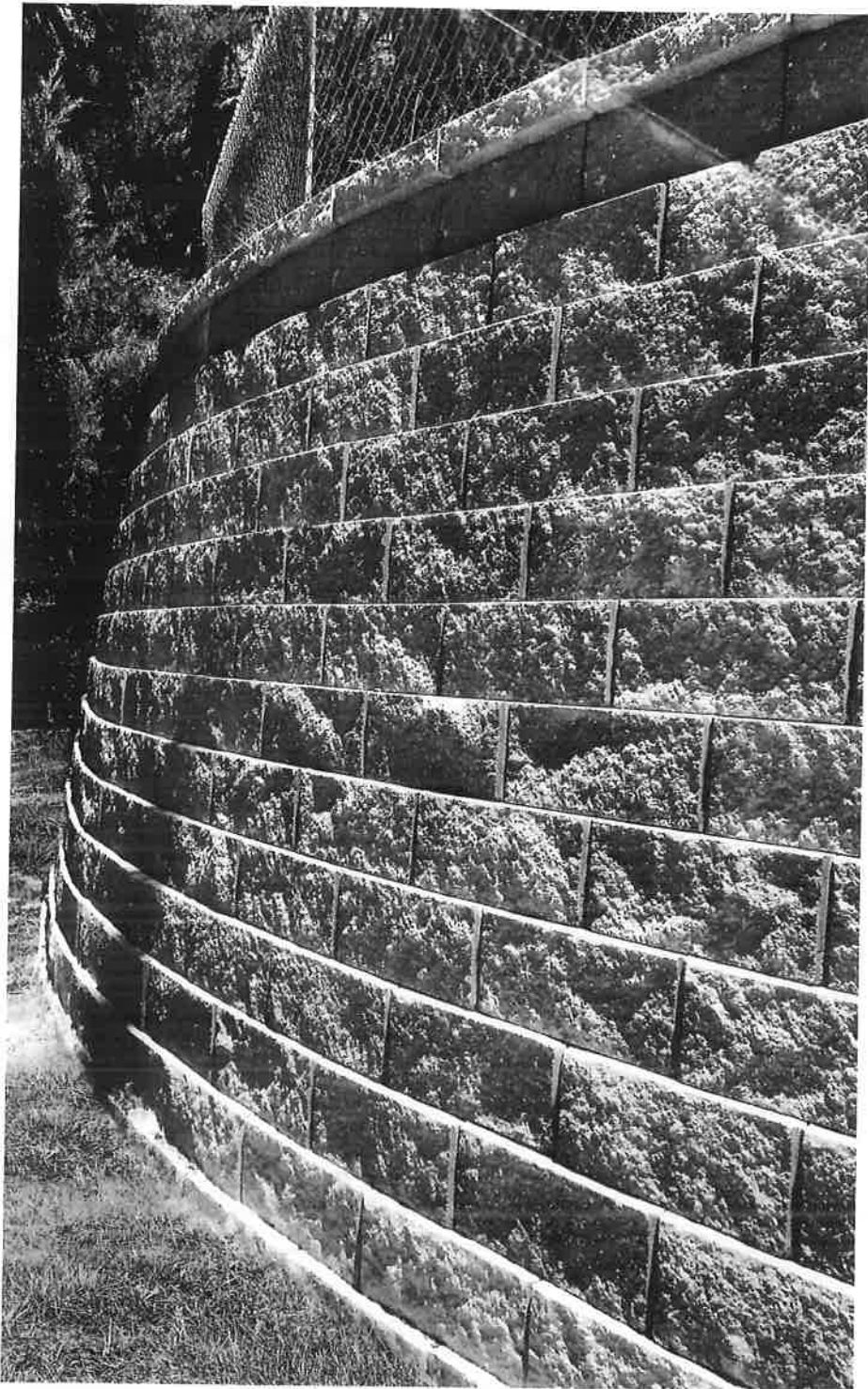
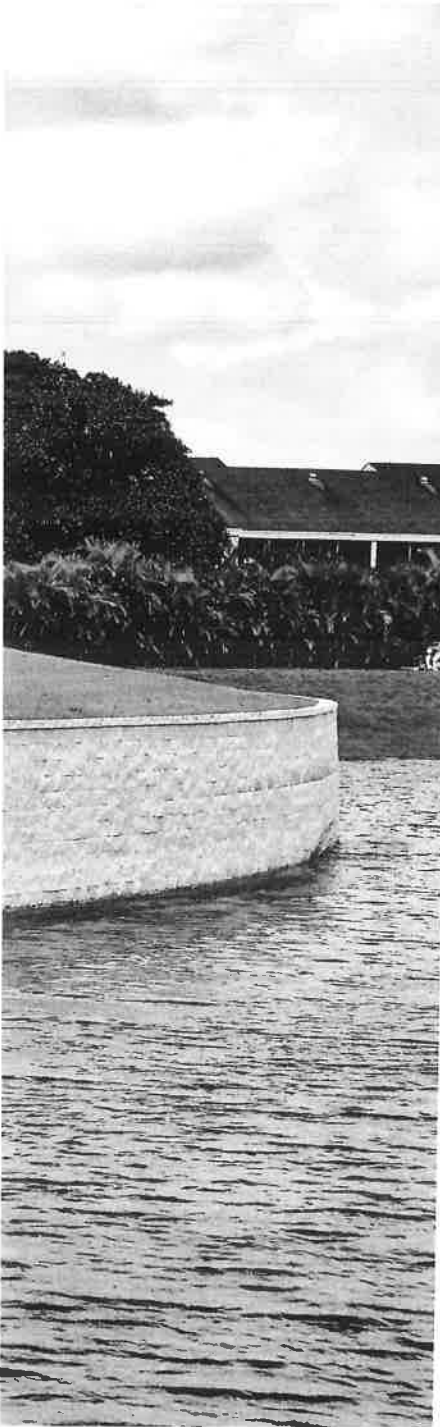


Keystone Compac III



Keystone Pin Connection





REPLACEMENT IN NATURAL

Standard Colors:



NATURAL GREY



PRAIRIE



SANTA FE



SIERRA



TAN



## STRUCTURAL WALL | KEYSTONE COMPAC® III TRI-PLANE

# KEYSTONE COMPAC® III

A specifier's favorite, Keystone Compac features unrivaled aesthetic options, cost saving versatility and proven wall performance. Installer's prefer the Compac's lighter weight and shorter tail design which make it easy to handle. Trusted by architects, engineers and contractors around the world, the Keystone Compac unit utilizes the proven Keystone pin connection system.



Tri-plane

#### Unit Dimensions:

8" h x 18" w x 12" d (203mm x 457mm x 305 mm)

#### Unit Weights:

67 - 72 lbs (30 - 33 kg)

#### Units/sq.ft.: 1

#### Pin Specifications:

½" x 5¼" Fiberglass Alignment Pins  
(13 x 133mm)



## FEATURES & BENEFITS

### Maximum Versatility and Performance

- The Compac III design results in decreased unit weight; effectively reducing shipping costs while maintaining structural integrity.
- Allows for various positive connections with reinforcement to build engineered walls in excess of 60 feet (18.2m) tall.
- Increases vertical drainage through face units.

### Ease of Installation

- Unit shape allows for tight radius curves and vertical core alignment.
- Shorter tail design makes for easier handling in the field.
- Triangular shaped pin receiving hole allows for installer-friendly construction adjustments.
- Near vertical or battered setback construction options.

### Aesthetics

- Variety of colors complement any landscape.
- Natural stone texture appearance.
- Capping and corner units available

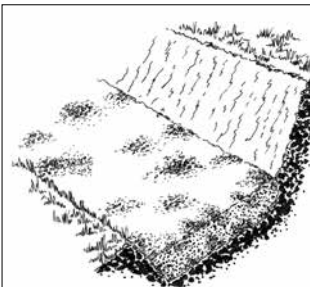
**Note:** Unit color, dimensions, weight & availability varies by manufacturer.



## STRUCTURAL WALL | KEYSTONE COMPAC® III TRI-PLANE

KEYSTONE  
COMPAC® III

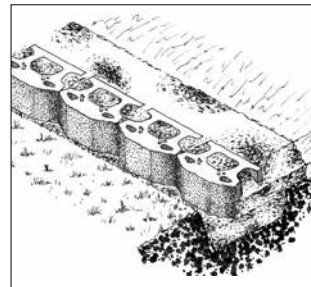
## INSTALLATION INSTRUCTIONS



STEP 1

**Prepare the Base Leveling Pad.**

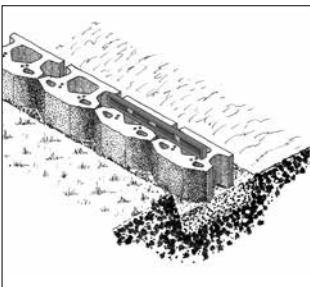
Excavate the base trench to the designed width and depth. Start the leveling pad at the lowest elevation along the wall alignment. Step up in 8" (200mm) increments with the base as required at elevation change in the foundation. Level the prepared base with maximum lifts of 6" (150mm) of well-compacted granular fill (gravel, road base, or ½" to ¾" [10 - 20mm] crushed stone). Compact to 95% Standard Proctor or greater. Do not use PEA GRAVEL or SAND for leveling pad.



STEP 4

**Install Fill & Compaction.**

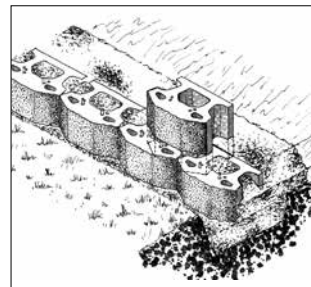
Provide ½"-¾" (10 - 20mm) clean crushed stone drainage fill behind the units to a minimum distance behind the tail of one foot (300mm). Fill all open spaces between units and open cavities/cores with the same drainage material. Proceed to place backfill in maximum 6-8" (150 - 200mm) layers and compact to 95% Standard Proctor with the appropriate compaction equipment.



STEP 2

**Install the Base Course.**

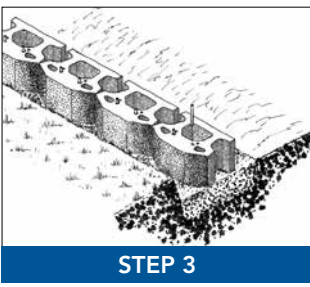
Place the first course of Keystone units end to end (with face of wall corners touching) on the prepared base. The receiving pin holes should face upward, as shown. Make sure each unit is level. Leveling the first course is critical for accurate and acceptable results. Keystone recommends minimum embedment depth for below grade placement of Keystone units on a ratio of 1" (25mm) below grade for each 8" (200mm) of wall height above grade or one unit, whichever is greater.



STEP 5

**Install Additional Courses.**

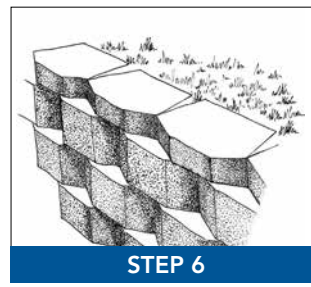
Place the next course of Keystone units over the fiberglass pins, fitting the pins into the triangular shaped receiving hole in the units above. Push the units toward the face of the wall until they make full contact with the pins. Continue backfilling and building to desired top elevation.



STEP 3

**Insert the Fiberglass Pins.**

Place the straight fiberglass pins into the holes of each Keystone unit as required. Once placed, the pins create an automatic setback for the additional courses. Place pins in the front holes for near vertical (½" or [3mm]) setback and the rear holes for 1½" (29mm) setback per course.



STEP 6

**Capping the Wall.**

Complete your wall with the appropriate Keystone capping units. With units dry and clean, use exterior construction grade adhesive on the top surface of the last course before applying cap units. Backfill and compact to finish grade.

**Note:** If drain tile is required for your project, consult an engineer or visit [www.keystonewalls.com/resources](http://www.keystonewalls.com/resources) for more information.



 (800) 794-4727  Contact

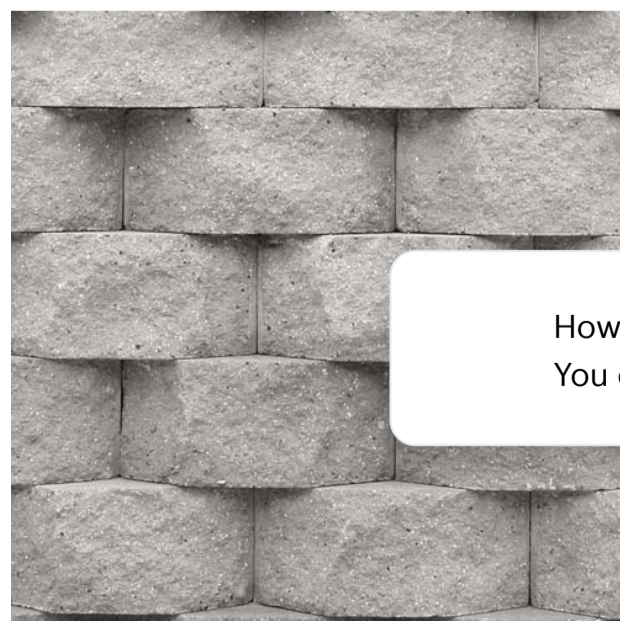
# Compac III Retaining Wall

[← Retaining Wall Blocks](#)



### Available Colors:

**NOTE:** A variety of custom colors are available through special order when minimum quantities are met. Colors may vary compared to what is displayed online. To ensure satisfaction, please view actual product samples.



How can we help you?  
You can text us here.

 Text us





## Compac III Retaining Wall Blocks

The Keystone Compac III Retaining Wall Block is a classic large retaining wall block. Designed for larger, structural retaining walls up to 50' in height (with engineering). The Compac III has been time-tested on thousands of retaining wall projects. This retaining wall block comes standard with a tri-face look. Custom faces, such as the [California Chateau](#) and [Stone Face](#), are also available. The Compac III Retaining Wall is part of the Bella Vista Hardscape Collection.

- Retaining Walls up to 50' with engineering
- Excellent for straight, curved, and terraced retaining wall designs
- Connect units using a straight fiberglass pin system
- Matching Wall Caps Available



## Product Specifications

The Keystone Compac III Retaining Wall Block is designed for larger, structural retaining wall applications. Connection between block units uses straight fiberglass pins.



**NOTE:** All Sizes Are Nominal

Unit Specs		Pallet Specs	
Width:	12"	PCS/pallet:	45
Height:	8"	SQFT/pallet:	45
Length:	18"	LBS/pallet:	3,200
Weight (lbs):	70		
PCS/sqft:	1		

## Questions? We Can Help.

 (800) 794-4727

Chula Vista . Encinitas . Escondido . Lemon Grove . Murrieta . Santee



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## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 21, 2023
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP23-09. 18 Wall St. Applicant: Adam Harper, new owner
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Applicant wishes to make multiple modifications and repairs to the front façade. The original application, COP23-04, was denied on Feb. 21 <sup>st</sup> to allow more time for due diligence.
<b>LEGAL:</b>	N/A





<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 23-09

**HPC Meeting – 3/21/23**

**Application Information**

Address: 18 Wall Street  
 Applicant: Adam Harper, new owner  
 Historic District: DBD  
 Zoning: DBD  
 Setbacks: Front= oft. Rear= oft. Side=oft.

Brief Description: Multiple front façade modifications for new business

**Applicable Guidelines to Consider-            Sec. 9.25- 52**

<b>Residential Design Guidelines</b>	
<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	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
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
<input checked="" type="checkbox"/>	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-** The structure was constructed c.1900 according to the Bartow County Tax Assessor. No date was identified on GHRs.

COP23-04. Similar scope as this application. Denied. 2-21-23.

COP05-09. Paint front of building. Approved 10-18-05.

**Analysis of the COP:**

The building is under new ownership (applicant) and a new business tenant is planned. The applicant wishes to make cosmetic modifications to the front façade.

Since the denial of COP23-04 on 2-21-23, a site visit was scheduled on Friday, March 3<sup>rd</sup> to look at the surface behind the wooden, front façade. Members of staff and the Board met the owner and contractor on site to review the findings. The front wall was believed to be a brick face similar to most of the c.1900 downtown buildings. The contractor discovered that the existing wood siding was secured to stucco. The stucco is secured to wood planks with a steel mesh between the stucco and planks. Upon inspection from behind the wall and along the corners, it was determined that there is likely no brick wall. No brick was found.

As a result of the findings, the existing wood siding will be removed and the new cedar siding will be secured to the stucco/ wood plank backing.

The tile area to be replaced runs the entire length of the building façade. The width varies. The cement board siding is durable and weather resistant. The plank style seems to fit the proposed cedar style for the entrance.

Copper gutters will replace the existing aluminum gutters.

The new awning will be fabric like the existing awning.

All but task #2 are maintenance items and could be approved administratively. Based on the March 3<sup>rd</sup> findings, the proposed modifications seem appropriate.

*HPC Ordinance section 9.25-52. Part 1, Various Sections, of the General Standards for existing structures in the DBD historic district provides some guidance for assessing this project:*

### 1-5 Omitted

#### 6. *Cornices:*

A. A cornice is the decorative strip along the top of most historic commercial buildings. It caps off the facade physically and visually. Cornices are usually constructed of brick, wood, cast iron, or sheet metal, and occasionally, the horizontal supporting beam acts as a cornice.

B. Original cornices shall be preserved. Damaged cornices shall be repaired without disturbing the rest of the cornice, using like materials, unless an alternative material is approved by the Commission.

#### 7. *Upper fronts:*

A. The upper front of a building is the section of the facade above the main storefront. Do not fill in upper window openings.

B. A second story addition shall maintain the historical architecture of the building. The addition of a front porch or balcony where none existed previously is prohibited unless approved by Commission.

#### 8. *Facades:*

A. The basic commercial facade consists of two (2) main parts: the storefront and entrance with display windows; and the upper front, usually with regularly spaced windows and a cornice. The storefront and upper front are visually important.

B. The elements of the facade shall be retained as closely as possible to those of the original structure, using existing original materials unless an alternative material is approved by the Commission.

C. If parts of the facade are missing, design and reconstruction shall be based on historical, pictorial, or physical documentation. When documentation is unavailable, a new design for a missing element shall be compatible with the size, scale, and material of the historic building.

#### 9. *Exterior walls:*

A. Painting, sealing or applying other types of coatings to unpainted masonry is prohibited without Commission approval. One shall not sandblast exterior surfaces. Use the gentlest means possible to clean exterior materials. When repointing brick or other masonry walls, one shall use a historic mortar mix (softer than modern mixes), matching the original mortar joints.

B. Maintain historic exterior materials. As part of a renovation, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.



C. Maintain historic exterior materials. As part of maintenance, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.

#### 10. *Storefronts:*

A. Common historic storefront design consists of large, thinly framed windows and a recessed entrance. Frequently, there is a cornice at the top of the storefront to separate it from the upper facade, and low bulkheads at the base of the storefront to protect the windows and define the entrance.

B. Historic storefronts shall be repaired rather than replaced or covered. Retain historic elements, such as bulkheads or cast iron columns. Storefronts can consist of a variety of materials similar to those of the rest of the building. If replacement of elements is required, new materials shall match the original in placement, composition, design, texture and other visual qualities. The frame can be wood, cast iron, or anodized aluminum. Bulkheads are generally wood panels, aluminum-clad plywood, polished stone, glass, or tile.

C. Where the original storefront no longer exists, replacement shall be based on historical research, physical or pictorial evidence, and be compatible with nearby historic buildings. One shall not extend the storefront out of its place in the facade. It should be in the same plane as the upper facade and shall not extend beyond the original opening.

D. One shall retain transom windows, reopening previously covered transoms whenever possible. One shall not enclose, replace the window type, cover, or install air conditioning units in transom windows.

#### 11. *Exterior details:*

A. Details can be some of the most striking elements of a building's facade. Since the design and size of many commercial buildings are quite similar, their unique decorations should be noted and preserved.

B. Subtle wood details, such as window moldings, shall be retained. One shall not add architectural details where none existed before, such as colonial doors, small windowpanes, or storefront shutters unless approved by the Commission.

C. Decorative tile and structural, pigmented, beveled, stained, leaded or etched glass contributing to the original historic value of the structure shall be retained.

D. All decorative terra cotta and all forms of brick work and stonework shall be repaired and maintained. Historic cast iron and sheet metal decorations, common on many nineteenth century buildings, shall be preserved.

#### 12. *Windows—Storefront:*

A. Retain large display windows characteristic of commercial buildings in their original size, shape, and proportions. Preserve original window components, replacing only damaged portions. When

replacing glass or restoring windows, retain the original configuration, size and shape of the storefront opening.

B. Display windows shall use clear glass only; transom windows can be clear, tinted or stained. Neither shall have dividing mullions.

C. Restore previously enclosed display windows when the original design is documented.

D. One shall not fill in window spaces or add storm windows which obscure the historic windows. If dropped ceilings cover part of the window openings, have the drop setback so the entire window space appears open from the outside. One shall not add decorative exterior shutters that do not fit the windows.

### 13. *Windows—Upper front:*

A. Existing windows shall be repaired unless an alternative is approved by the Commission. If required, replacement windows shall fill the entire opening and match the original windows in material, configuration, and style. If an aluminum frame is used, it shall be painted to match the remaining windows. Storm windows shall be either mounted inside or painted to match the window sash.

B. Upper story windows help tie together all the facades on a street. They give a building the appearance of vitality and shall not be filled in or covered.

### 14. *Awnings and canopies:*

A. The canvas awning was an important design element common in the traditional storefront. Awnings shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight that hits the store windows. Movable awnings can be retracted allowing the sun to shine into a building in the winter and can be extended to shade the storefront from summer heat. Awnings can also effectively and tactfully disguise inappropriate storefront alterations.

B. There are a variety of materials for awnings, including canvas, vinyl-coated canvas, and carillon, a synthetic material. Standard street-level awnings shall be mounted between the display windows and the first-floor cornice or sign panel with the valance about seven (7) feet above the sidewalk. They shall reinforce the frame of the storefront without covering up the side piers, and shall project four (4) to seven (7) feet from the building. A twelve-inch valance flap is usually attached at the awning bar and can serve as a sign panel.

C. Canopies that are intact and are an integral part of the building shall be preserved. For smaller canopies one may consider the addition of a canvas over the rails, and a twelve- to twenty-four-inch skirt along the front and sides.

### *Guidelines:*

Since the average life of an awning is between four (4) and seven (7) years, the only records of authentic awnings are old photographs or renderings, unless awnings have been maintained regularly through the years. Reference old photographs to determine an awning appropriate for a

building. An awning can bring attention to a building, but care should be given to its design. Consider how it will appear in relation to the scale of a building to others on the street. An appropriately designed and placed awning can save money, identify a storefront, and create a pleasant sidewalk experience.

15. *Entrances and doors:*

A. Retain original recessed entries where they exist. Use building symmetry to suggest location, preferably recessed and canted. Retain tiled entryway floors. On upper levels, maintain historic door placements. One shall not add new entrances to secondary levels on the facade.

B. Entrance doors on historic commercial buildings usually have a large, clear glass panel and are made of wood, steel, or aluminum. Replacement doors shall resemble the original in design, materials, size and proportions.

C. Retain doors, hardware, trim and the original number of doors and their original locations. One shall not install unfinished aluminum doors or residential doors. One shall not add transom or sidelight windows where none existed previously.

## Commissioners Work Sheet

### Materials:

	Existing Materials	Materials to be Used
Roof		
Siding	Wood & Stucco	Wood (Cedar)
Windows		
Doors		
Exterior Lighting		
Foundation		
Awning	Fabric	Fabric
Entrance	Ceramic Tile	Cement board plank
Gutters	Aluminum	Copper
Ornamentation		

### Hardscaping

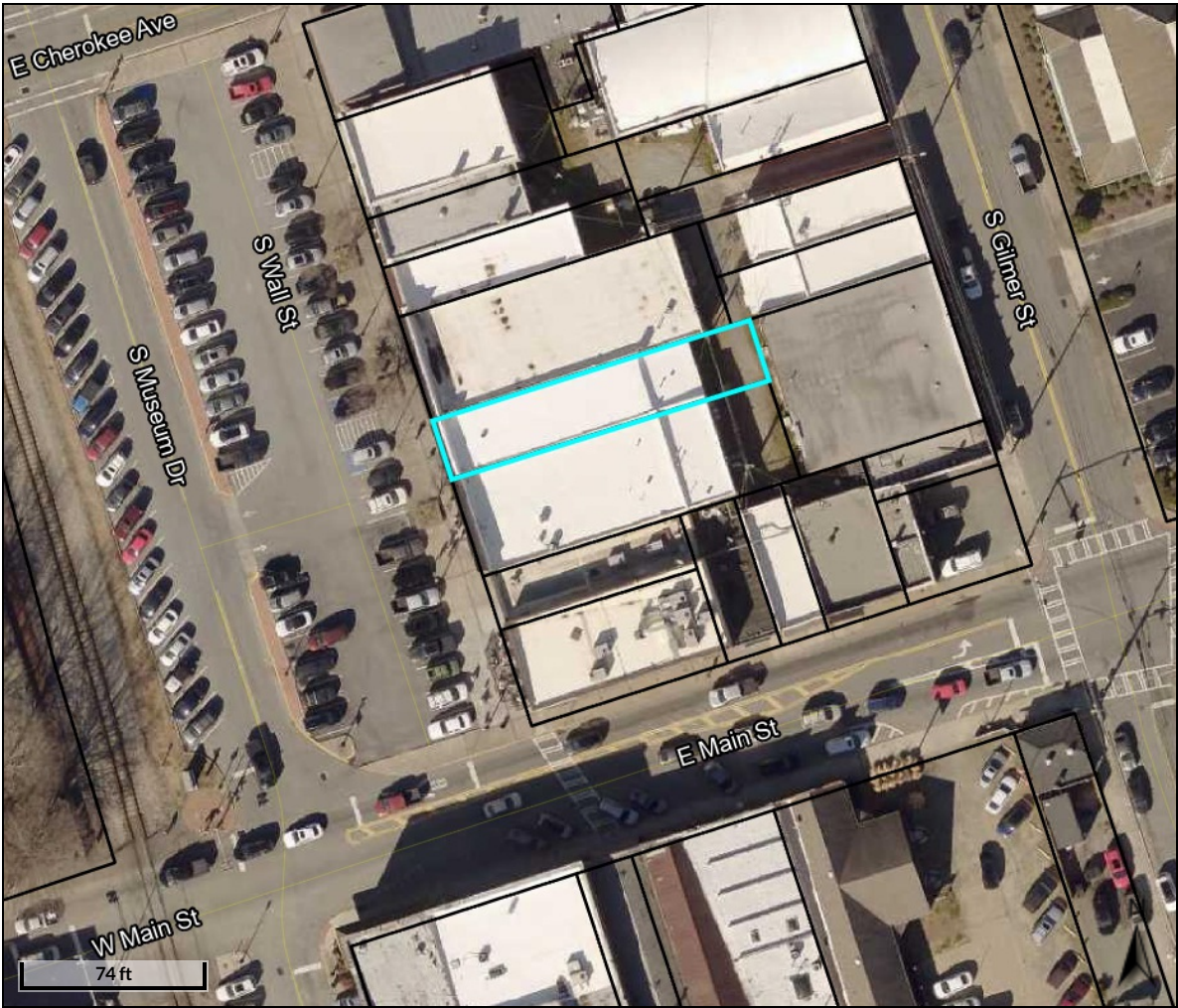
Patio:  
Drives:  
Fencing:  
Lighting:

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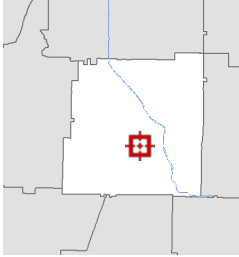
### Notes:



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.



Overview



Legend

- Parcels
- Roads

<b>Parcel ID</b>	C001-0012-006	<b>Alternate ID</b>	31874	<b>Owner Address</b>	SPRADLEY BRENDA CARLOTTA EDMONDSON
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial		118 SHADOW LN
<b>Property Address</b>	18 S WALL ST	<b>Acreage</b>	0.06		CARTERSVILLE, GA 30120
<b>District</b>	Downtown Development Authority				
<b>Brief Tax Description</b>	LL 455 LD 4 S3 Olive Branch				

(Note: Not to be used on legal documents)

Date created: 2/16/2023  
 Last Data Uploaded: 2/15/2023 10:31:07 PM

Developed by Schneider  
 GEOSPATIAL



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

\*Applicant: Adam Harper  
 Project Address: 18 Wall St Cartersville GA 30120  
 Mailing Address (if different than project address):  
430 Sassafras mtw laurel ln Jasper GA 30143  
 Phone: 404-444-4193  
 Email: ~~adamharper@ga.com~~ adamharperAtlanta@gmail

\*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 COP23-09  
 Date Received 3-6-23  
 Contributing Y c 1920  
 Zoning DBO  
 Legal Advertisement 3-21-23  
 Notified Adjacent \_\_\_\_\_  
 HPC Hearing 3-14-23  
 HPC Decision \_\_\_\_\_  
 COP Expiration \_\_\_\_\_  
 Project Completion \_\_\_\_\_  
 Tax Parcel 001-0017-006

PROJECT INFORMATION

Existing Building Type:

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

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

Exterior renovation

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: Jeff Rickert

**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 \_\_\_\_\_



### 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.

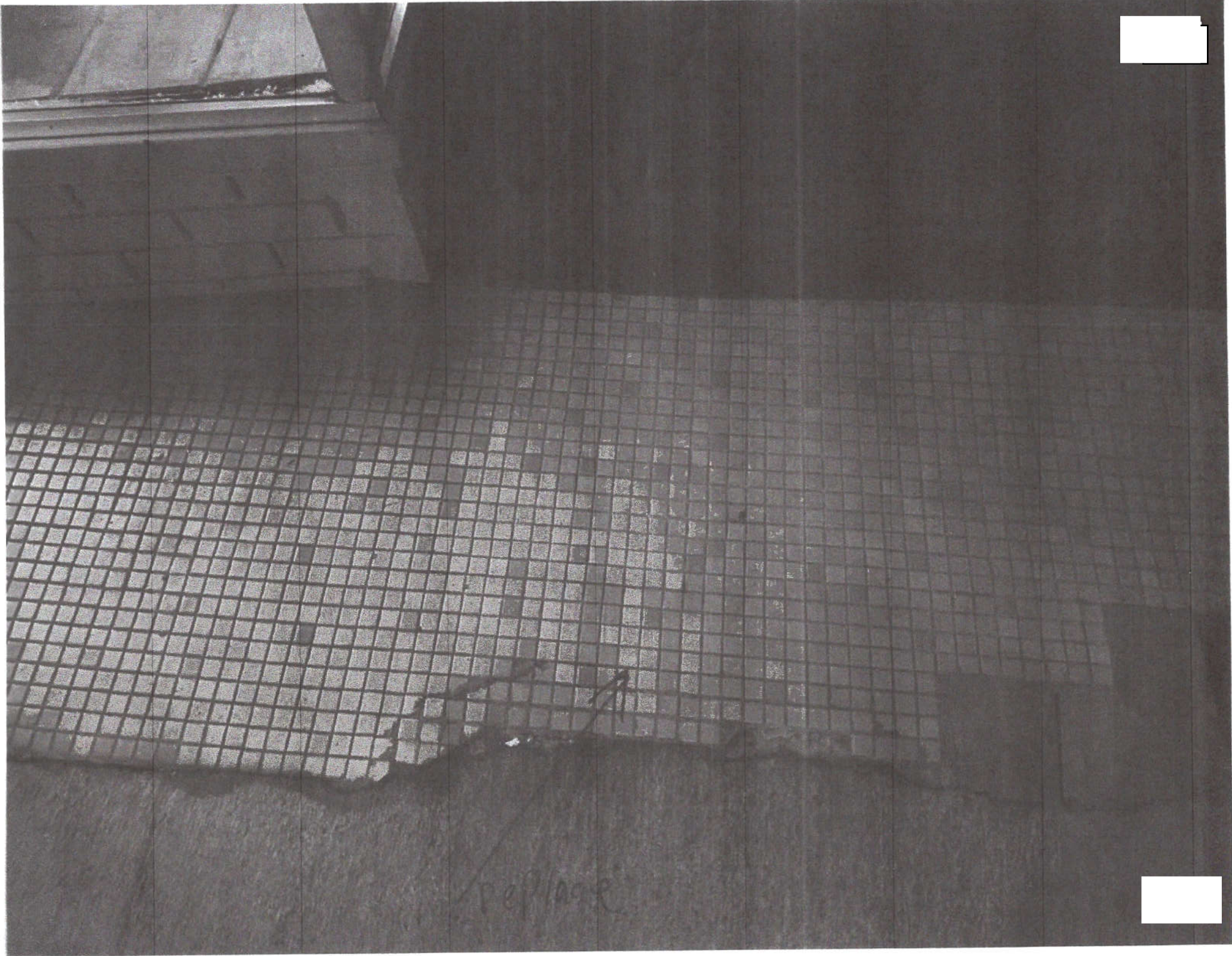
[Example: (1) Addition to rear (2) New roof]

Replace wood on front  
 of building. Replace  
 broke tile in front of  
 door. Replace gutter with  
 copper one. Put new  
 cover on awning. Repaired  
 front Put wood down sides  
 to match top of building

#### PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.





replace



Cedar Plank example







New wood

replace fabric

make in copper

Bring wood down





COPPER  
Gutter



In front of  
front door to replace  
brace tile



11:09

78

Item 5.

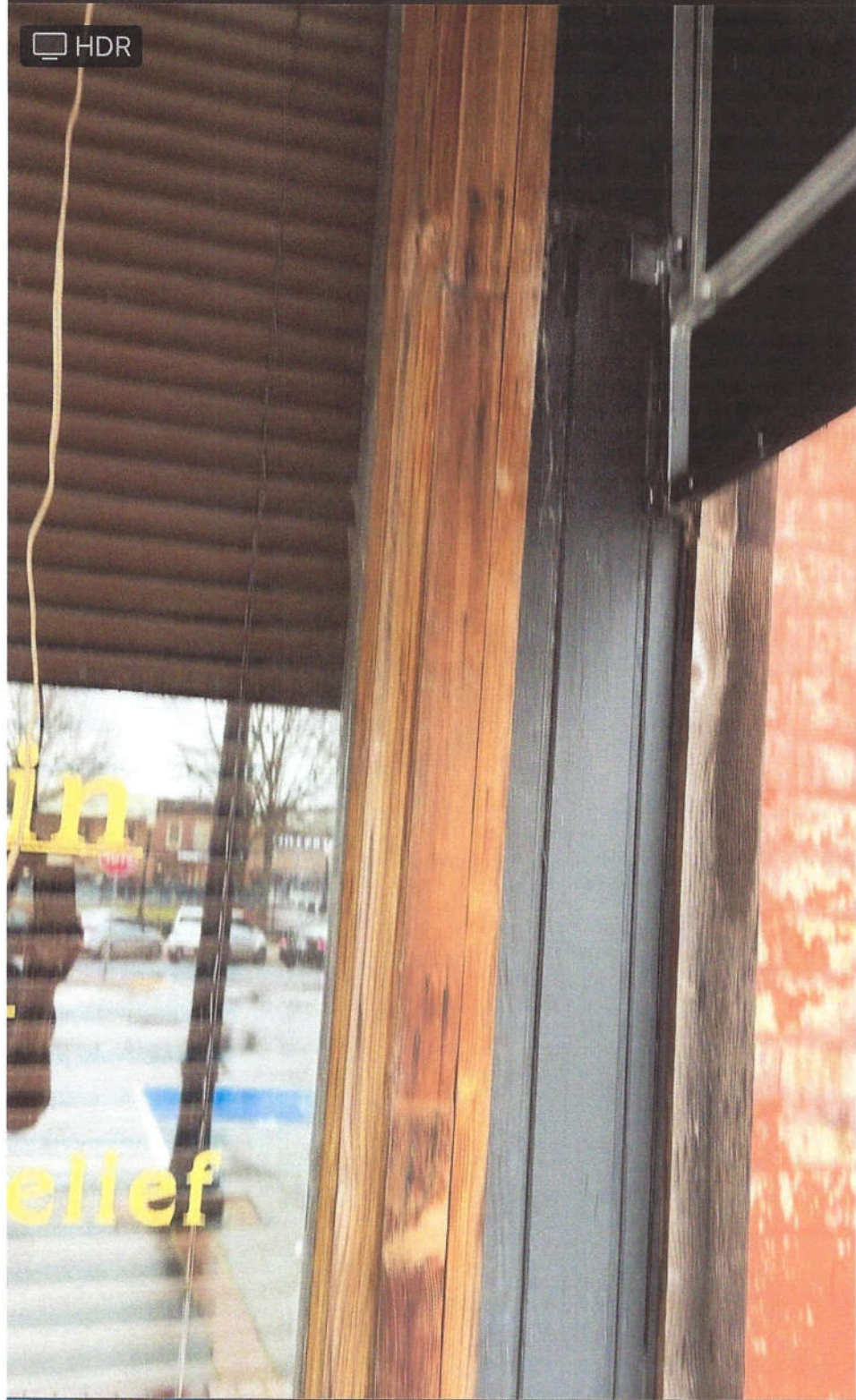


Yesterday  
10:43 AM

Edit



HDR



Next  
Door unit





Front  
of Building  
is wood

















## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 21, 2023
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP23-10. 104 Fite St. Applicant: Bryan Canty
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Applicant wishes to demolish the existing house that was damaged when tree fell on it. The house will be replaced by a new house similar in size and style.
<b>LEGAL:</b>	N/A





<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 23-10

**HPC Meeting – 3/21/23**

**Application Information**

Address: 104 Fite St.  
 Applicant: Renee Bryan Canty  
 Historic District: West End  
 Zoning: R-7  
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Brief Description: Demolish existing house. Construct new house.

**Applicable Guidelines to Consider- Sec. 9.25-54. West End Historic District**

<b>Residential Design Guidelines</b>		
<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. Aesthetic Recommendations
<input type="checkbox"/> D. Paint		
<input type="checkbox"/> E. Roofs	<input checked="" type="checkbox"/>	PART TWO: Additions and New Building Construction
<input type="checkbox"/> F. Exterior Walls		
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking		
<input type="checkbox"/> H. Lighting		PART THREE: Relocation of Structures
<input type="checkbox"/> I. Windows and Doors		
<input type="checkbox"/> J. Entrances, Porches and Balconies	<input checked="" type="checkbox"/>	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>		
PART ONE: General Guidelines for Structures Contributing to the District.		
PART TWO: Guidelines for New Construction		

**Project Tasks:****Demolition:**

1. Demolition of existing house, approx. 1,276sf, and foundation due to tree damage and exposure to elements.

**New Construction:**

1. Construct new house on a slab foundation, approx. 1,334 sf. with open carport.
2. Roof pitches to be a min. 6:12.
3. Roof material to be architectural shingles.
4. Siding to be fiber cement board with option to add fiber cement shake to gabled ends for architectural interest.
5. Windows to be wood or higher quality PVC. No indication if SH or DH. No indication of pane configuration.
6. Front porch columns and house trim to be wood, composite or fiber cement.
7. The garage will not be constructed as shown. This area will be a carport.
8. The front door will be wood with glass panes. Exact configuration to be determined.
  - a. Option: Front door to be metal.
9. Rear of house to be flush without offset as depicted in elevation.
10. Add wood deck to rear of house across entire width of house. Dimensions to be determined.
  - a. Option: In place of deck, add screened porch. Dimensions to be determined.

**Staff Comments:**

**History of the Property-** The house was constructed in 1951 per the Bartow County Tax records. The GHRS states the house was constructed c1935-1944.

COP20-25. Various repairs and modifications. Approved 9-16-20. Re-approved 10-18-22.

COP16-07. Same/ similar scope of work as COP20-25. Approved w/ cond. 5-17-16.

COP09-12. Remove front porch addition. Approved 11-17-09.

**Analysis of the COP:**

The existing house is historic, contributing. The existing house type is side-gabled cottage. A site visit was performed on 9/3/2020 and photos taken. The proposed house type will be Bungalow. The style will be Craftsman.

On May 6, 2022, a large oak tree fell on the house entering through the front, left corner and laying near the center. Damage occurred from the roof and roof support structure down to the foundation. The damaged area was covered with tarps while the home insurance claim was processed. The house did become exposed to the elements throughout several seasons.



Ultimately, the house was damaged to the point that it would cause a significant financial hardship to repair. Demolition and rebuild is recommended. A letter from a structural engineer with this recommendation is provided with the application.

Architectural plans and elevations are provided for the proposed house. The proposed house appears to be similar in size and scale to the original house and to surrounding houses. The applicant is encouraged to maintain the same building setbacks and alignment with adjacent houses as the current house.

The proposed house will utilize all new building materials. It does appear that the applicant has selected a house that would be complementary to the adjacent homes and district.

Due to several items that are not yet known, like the deck vs. porch and the front door type, the applicant may need to come back to the HPC once these items are known.

### Commissioners Work Sheet

#### Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt Shingle	Asphalt shingle
Siding	Vinyl over Wood	Fiber cement board
Windows	Wood	Wood or PVC
Doors	Wood	Wood w glass or Metal
Exterior Lighting		
Foundation	Conc. block crawlspace	Concrete slab
Awning		
Entrance		
Gutters	Aluminum	Not mentioned
Ornamentation	Wood	Wood, fiber cement, composite

#### Hardscaping

Retaining Wall:

Drives:

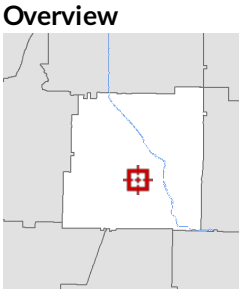
Fencing:

Lighting:

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#### 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

<b>Parcel ID</b>	C002-0010-005	<b>Alternate ID</b>	32174	<b>Owner Address</b>	CANTY BRYAN K
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		106 FITE ST
<b>Property Address</b>	104 FITE ST	<b>Acreeage</b>	0.15		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 484 D 4				

(Note: Not to be used on legal documents)

Date created: 3/14/2023  
 Last Data Uploaded: 3/13/2023 10:40:24 PM

Developed by 





# Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: BRYAN CANTY  
Project Address: 104 FITE ST  
Mailing Address (if different than project address):  
CARTERSVILLE, GA 30120  
Phone: 770 695-0927  
Email: bubba770@hotmail.com

\*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

## PROCEDURE

### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

### Application Deadlines

See 3rd page of application for application submittal deadlines.

### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. Building permits will not be issued without proof of a COP.

### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

Office Use Only	
Case Number	<u>COP 23-10</u>
Date Received	<u>3-8-23</u>
Contributing	<u>Y-C1951</u>
Zoning	<u>R-7</u>
Legal Advertisement	<u>3-14-23</u>
Notified Adjacent	_____
HPC Hearing	<u>3-21-23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>002-0010-005</u>

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### 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: \_\_\_\_\_

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 3/8/23 Signature [Signature]





**CARTERSVILLE HISTORIC PRESERVATION COMMISSION**

PROJECT DESCRIPTION FOR PROPERTY LOCATED AT:  
104 FITE STREET  
CARTERSVILLE, GA 30120

**PHASE I:**

Will consist of demolition of existing structure (approximately 1,200 square foot wood frame house built in 1951) that was extensively damaged on May 6, 2022, by 100+ year old water oak falling on the house. The tree fell on the home in the front living room area leaving a very large opening with the tree canopy engulfing the majority of the roof and the trunk of the tree damaging the foundation of the home. After months of negotiations with multiple insurance adjusters, inspectors, and structural engineers, it has finally been determined that due to the extent of the damage and time that has elapsed, it is most cost effective to demolish the original structure and erect a new home on the site. Grading the lot to stabilize the subgrade for the foundation is warranted as well.

**PHASE II:**

Will consist of the construction of a new home (see site plan). After meeting with City Planner, David Hardegree, to preview the plans, it was determined by Mr. Hardegree that the proposed structure (approximately 1,400 square foot Craftsman design) conformed to designs in the West End Historical District. The roofing will consist of asphalt architectural shingles with a primary roof pitch of 8:12 and secondary roof pitch of 6:12. I plan to use vertical and horizontal hardi-plank siding with the possibility of intermittent hardi-shake to compliment the curb appeal. Support column structures will consist of wood, composite materials, or masonry/wood materials. Windows and trim will be either wood or higher-end PVC materials. Cost prohibitive, of course. I plan to install a wood front entry door with glass inserts. If I'm not able to find the desired design, a metal door may be substituted. Likewise, other exterior doors. The front-facing garage door will be removed to reveal a two vehicle carport consistent with the previous structure. The foundation will possibly have a masonry or stone façade compatible with other design aspects of the home. The only other major construction variance will be the size of the back deck. I would like for it to extend along the width of the house or possibly enclose (screen) a portion.

Historic Preservation Commission Meeting  
10 N. Public Square  
October 18, 2022  
5:30 P.M.

**I. Opening Meeting**

Call to order by Chairman Frisbee at 5:30 PM

Present: Greg Frisbee, Becky Carr, Vandi White, Larry Gregory, Lisa Ellis, and David Elder  
Staff Present: David Hardegree, Samantha Fincher, and Zack Arnold  
Absent: Brad Galland

**1. Approval of Minutes**

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member Carr made a motion to approve the meeting minutes from September 20, 2022. Board Member Gregory seconded the motion. The motion carried unanimously. Vote: 5-0.

David Hardegree, Planning and Development Assistant Director welcomed new Board Members, Lisa Ellis and David Elder, to the Historic Preservation Board.

**2. COP20-25, 104 Fite St. Applicant: Bryan K. Canty**

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant would like to renew the previously approved Certificate of Preservation, case number COP20-25. The project has faced many delays, including damage from a fallen tree. The applicant would like to renovate the carport area and replace the siding, windows, soffit/ fascia, and gutters. The side-gabled style cottage is historic and contributing.

Chairman Frisbee opened the floor for discussion.

Brian Canty, the owner, came forward to answer questions from the Board. Mr. Canty stated he would like to recover/remodel the home. However, the full extent of the storm damage has yet to be determined. Demolition may be advised if the foundation is damaged.

Chairman Frisbee opened the public hearing.

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

Chairman Frisbee stated if demolition is advised, the applicant will need to revisit the Board with the demolition request.

Board Member Gregory made a motion to approve the application as submitted. Board





Jason Baines, P.E.  
404-771-9106  
jason.baines@comcast.net  
www.alpha-omega-engineering.com

March 3, 2023

Brian Canty  
106 Fite Street  
Cartersville, GA 30120

RE: 104 Fite Street

Dear Brian

I visited the referenced residence to observe the damage caused by a tree falling on the house. The house, built in 1951, is a two-story wood framed structure built on a crawl space. The crawl space walls are constructed with ungrouted, unreinforced concrete masonry. I was unable to observe the foundation depth or width.

The tree that fell on the front part of the house destroyed the roof deck, roof rafters, ceiling joists, and second floor framing back to the roof ridge line at the middle of the house. The exterior walls that bear on the masonry crawl space walls are damaged and, in some locations, shifted approximately 1/2" off the foundation. Due to the movement of walls, racking, the floor framing has some damage and has absorbed a lot of moisture due to the roof being open and the inclement weather.

I recommend removing all the structure off the foundation and removing the masonry crawl space foundations due to the extensive amount of damage and the time that the house was constructed. Trying to repair the home would be cost prohibitive due to having to bring the whole residence up to the standard of the current building codes.

Sincerely

  
Jason P. Baines, P.E., S.E.

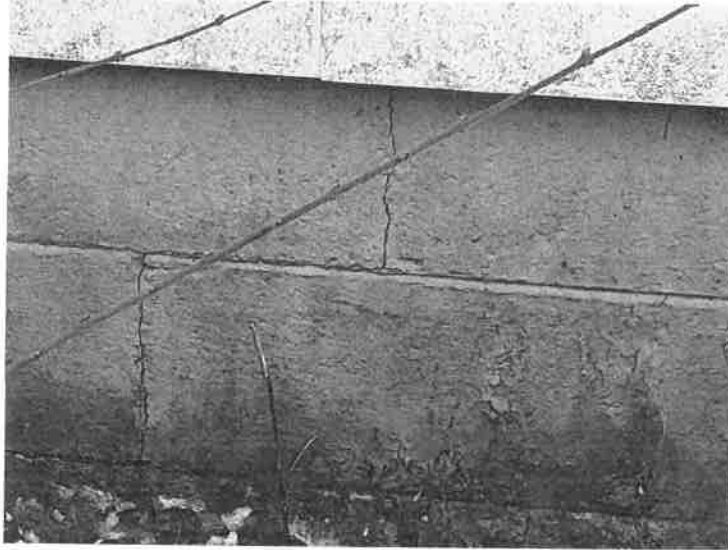




**ALPHA OMEGA  
ENGINEERING**  
structural design from start to finish

**Jason Baines, P.E.**  
404-771-9106  
jason.baines@comcast.net  
www.alpha-omega-engineering.com

**Photographs**



**Cracks in Masonry Foundation Walls**



**Damage to Front of the House**





Open the door to your dream house! (800)977-5267

Call Monster House Plans to learn more about buying and customizing house plans in our collection. 6am-6pm Pacific Time



All images are copyrighted by designer. Do not reproduce or publish without permission.

### Plan 7-1232 Features

#### Lot Characteristics:

Suited for a narrow lot

#### Interior Features:

Family room

Open concept floor plan

No formal living/dining

#### Unique Features:

Vaulted/Volume/Dramatic ceilings

### Plan 7-1232 Detail

Bedrooms: 2	Total Sq. Ft.: 1334	Width: 38' 0"
Full Baths: 2	Main floor: 1334	Depth: 52' 0"
Levels/Stories: 1	Garage: 152	Height: 22' 8"
Garage Stalls: 2	Porches: 418	Roof Pitch (primary): 8:12
		Roof Pitch (secondary): 6:12
		Walls: 2"x6"
		Ceiling Height (Main): 9'

### Short Description

Two-bedroom Craftsman design with plenty of curb appeal in a small home design. Open-concept floor plan where the kitchen dining and great room areas blend together to create a spacious living area. Split bedrooms with the master behind the garage and the 2nd bedroom to the front and left of the entry. 10 step ceilings in the main living area create volume in the space. A 10 step ceiling is also located in the master bedroom. A private master bath and walk-in closet makes the master suite highly desirable. Two-stall garage makes this the perfect starter home.

### Design Comments

Entry/Din Rm/Great Rm/Master Bdrm 10' Step



Open the door to your dream house! (800)977-5267

Call Monster House Plans to learn more about buying and customizing house plans in our collection. 6am-6pm Pacific Time

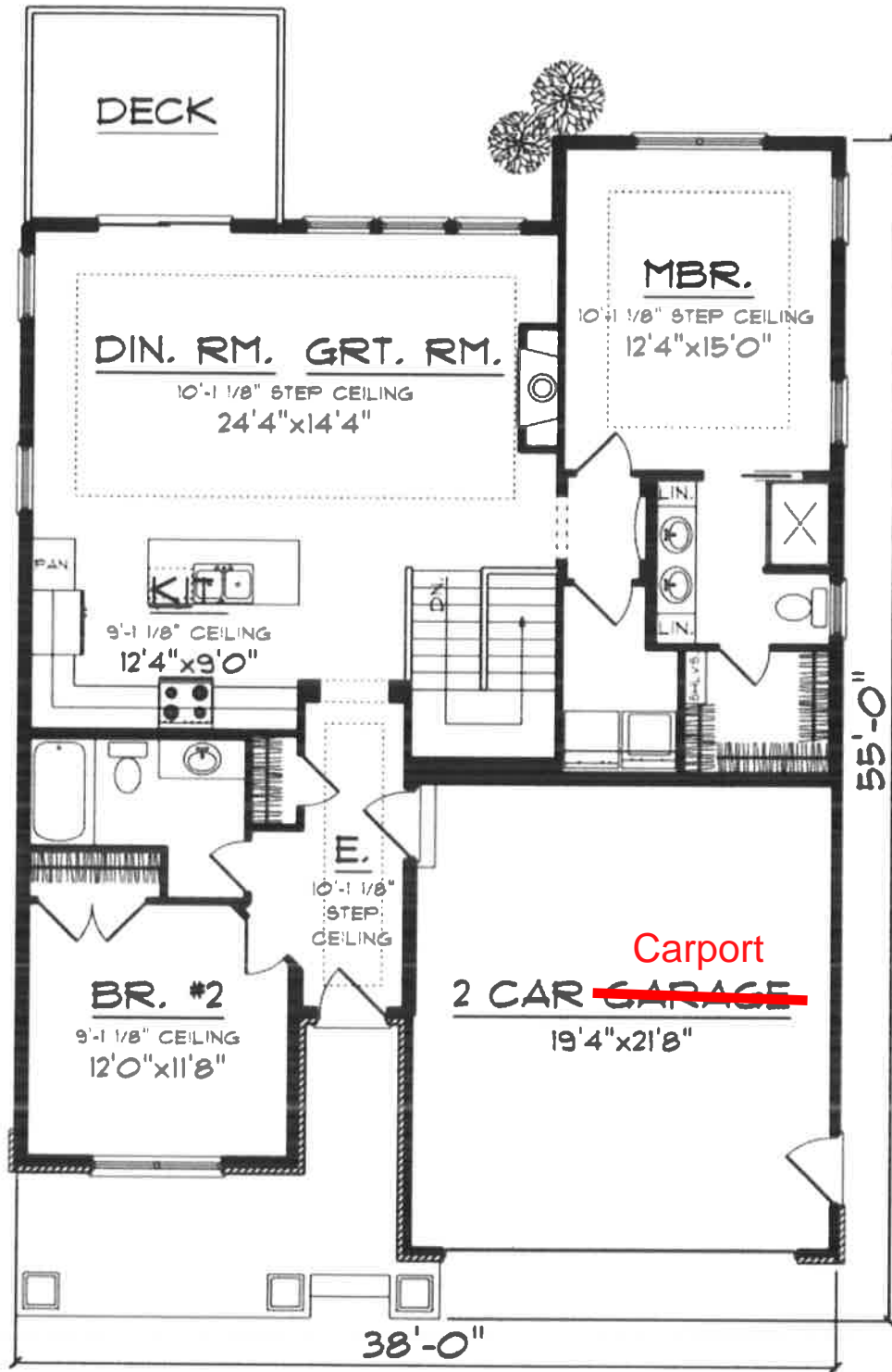
### Rear Elevations







Main Floor

















Images from fallen tree, May 6, 2022.









## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 21, 2023
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP23-11. 119 Cassville Rd. Applicant: Gary Graves
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	COP request to add 18ft x 20ft covered porch addition to rear of house.
<b>LEGAL:</b>	N/A





<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP23-11

**HPC Meeting – 3-21-23**

**Application Information**

Address: 119 Cassville Road  
 Applicant: Gary Graves  
 Historic District: Cherokee-Cassville Historic District  
 Zoning: R-D  
 Setbacks: Front= 20, Side= 8, Rear= 20

**Brief Description:** Construct 18ft. x 20ft. covered patio addition to rear of house.

**Applicable Guidelines to Consider- Sec. 9.25-55. Cherokee-Cassville Historic District**

<b>Residential Design Guidelines</b>	
<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
F. Exterior Walls	PART TWO: Additions and New Building Construction
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
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction	

**Task List:**

1. Construct 18ft x 20ft covered patio, 360 sf., to rear of the house. See site plan and elevations.
2. Add chimney to north side of patio.
3. Chimney and patio to be brick.
4. Roof to be metal.
5. Support posts to be wood, approx. 6in. x6in, with brick base.

**History of the Property-** Bartow County Tax assessor’s records state the building was built in 1945. There is no record of this property in the GHRIS; however, it is listed as contributing in the Cherokee-Cassville Historic District.

**Previous COPs on file:**

COP21-23. Construct 400sf addition to rear of home. Approved. 10-19-21.

COP18-15. The owner made substantial improvements to the exterior of the home by replacing the windows, doors and siding. The applicant replaced the asbestos siding with Hardie plank. A fabric awning was removed and a craftsman style portico was added. Approved 6/19/18.

**Analysis of the COP:**

The house is Historic, Contributing.

The applicant proposes to construct an 18ft x 20ft covered porch addition beside the 2021 garage addition to the rear of the home. All materials have been approved on previous cases. The patio will be somewhat obscured by a 6ft privacy fence.

The proposed addition appears to be appropriate for the property and district.

**Commissioners Work Sheet**

**Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	Asphalt Shingles (house)	Metal
Siding		
Windows		
Doors		
Support Posts	---	Wood
Patio	----	Brick
Chimney	----	Brick
Steps		
Porches		



## Ornamentation

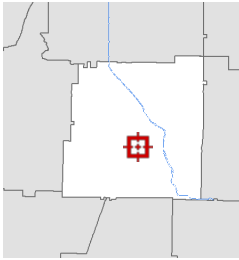
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**Notes:**

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.



Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	C013-0004-007	<b>Alternate ID</b>	33551	<b>Owner Address</b>	GRAVES GARY
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		119 CASSVILLE RD
<b>Property Address</b>	119 CASSVILLE RD	<b>Acreage</b>	0.28		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL380-413 D 4				

(Note: Not to be used on legal documents)

Date created: 3/14/2023  
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Developed by 





# Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: GARY GRAVES

Project Address: 119 Cassville Rd

Mailing Address (if different than project address):  
\_\_\_\_\_

Phone: 770-856-0092

Email: ggraves@stratusclean.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.

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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)

OPEN PORCH TO EAST OF NEW GARAGE

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N

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: 4-1-23

Anticipated Completion: 8-1-23

Contractor/Consultant/Architect: OWNER

Office Use Only	
Case Number	<u>CP23-11</u>
Date Received	<u>3/3/23</u>
Contributing	<u>Y C 1945</u>
Zoning	<u>R-D</u>
Legal Advertisement	<u>3-14-23</u>
Notified Adjacent	_____
HPC Hearing	<u>3-21-23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C 013-0004-007</u>

## 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 3-3-23 Signature Gary D Graves

### 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.

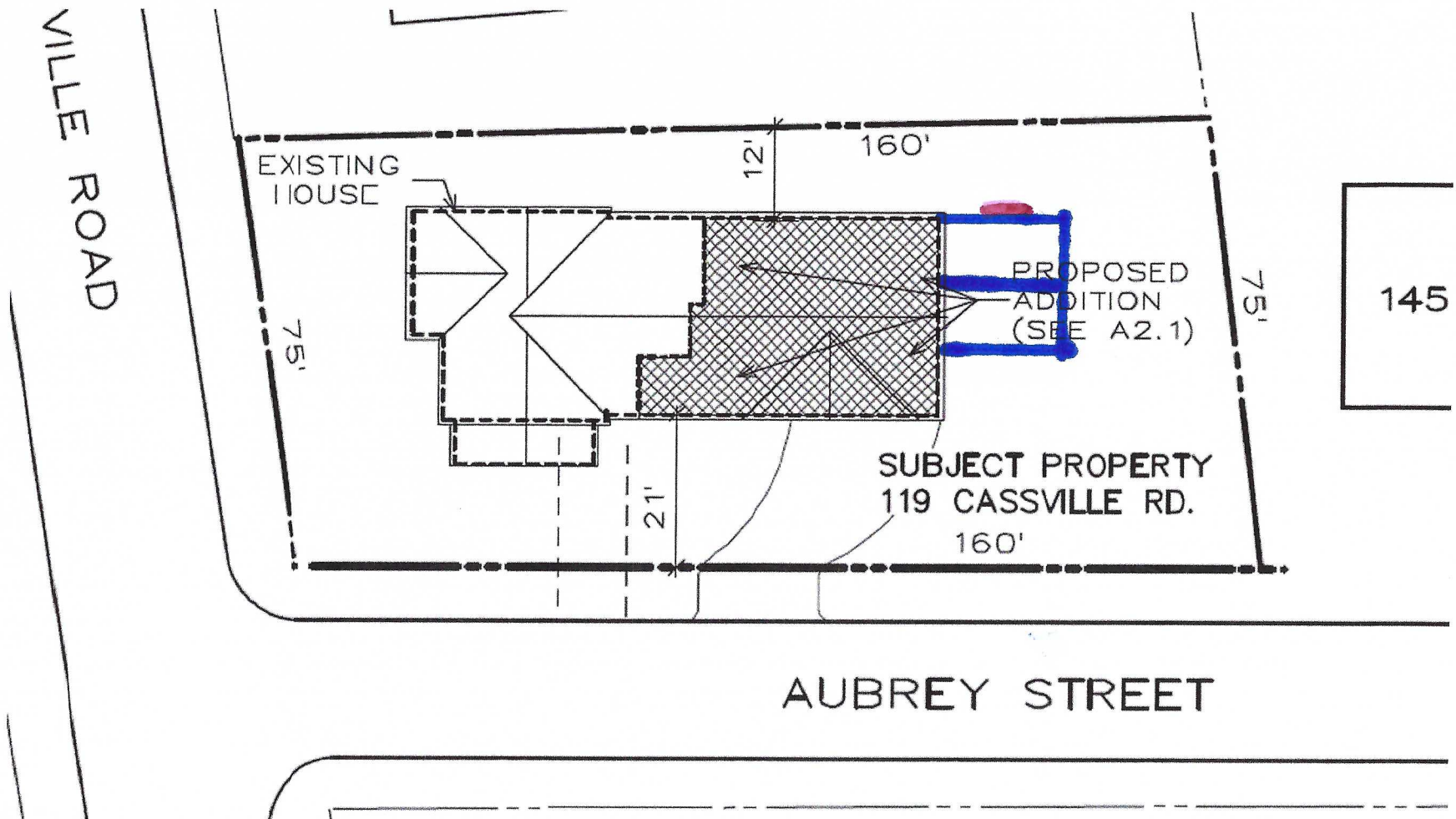
[Example: (1) Addition to rear (2) New roof]

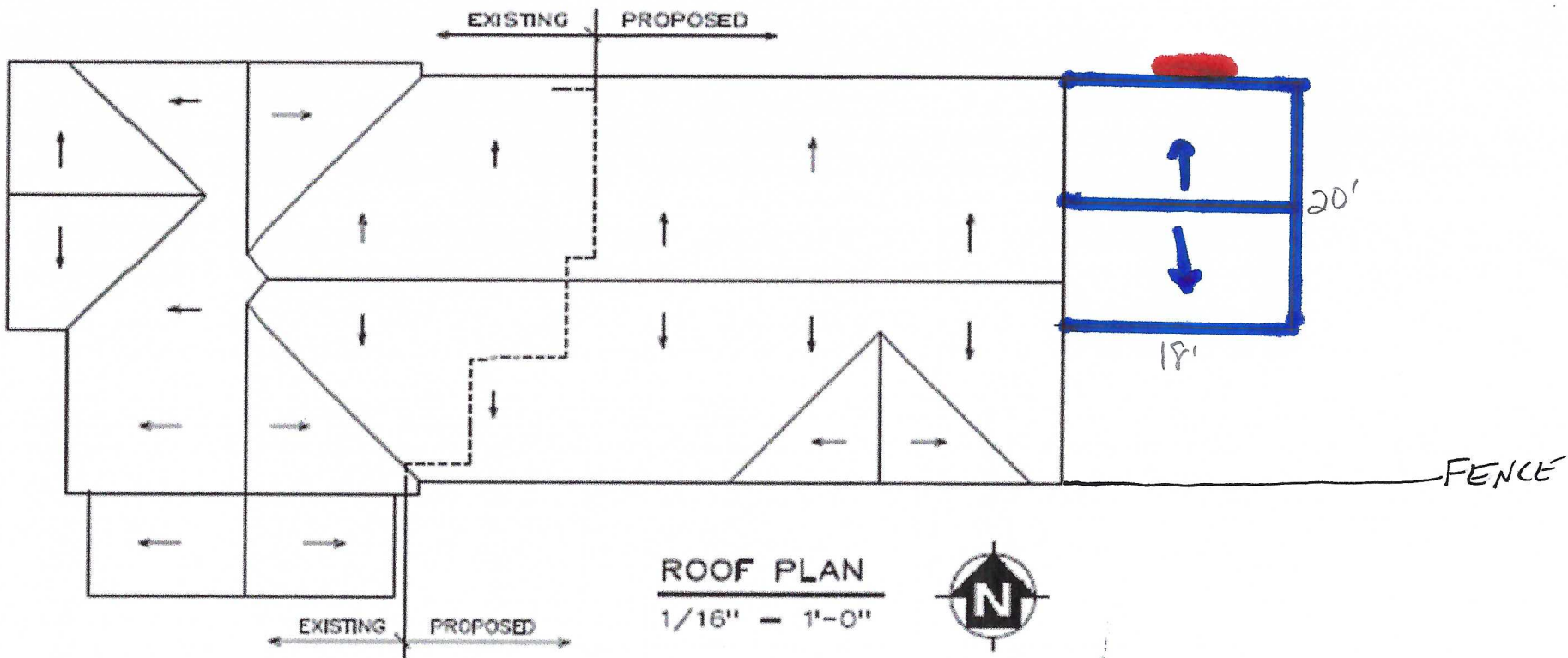
- OPEN, COVERED PORCH  
 FLED WITH BRICK FIREPLACE  
 - ROOF TIED INTO EAST  
 WALL OF HOME/GARAGE  
  
 - MATERIALS  
 - BRICK PAVERS + FIREPLACE  
 - BRICK + WOOD COLUMN  
 - METAL ROOF

### PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.

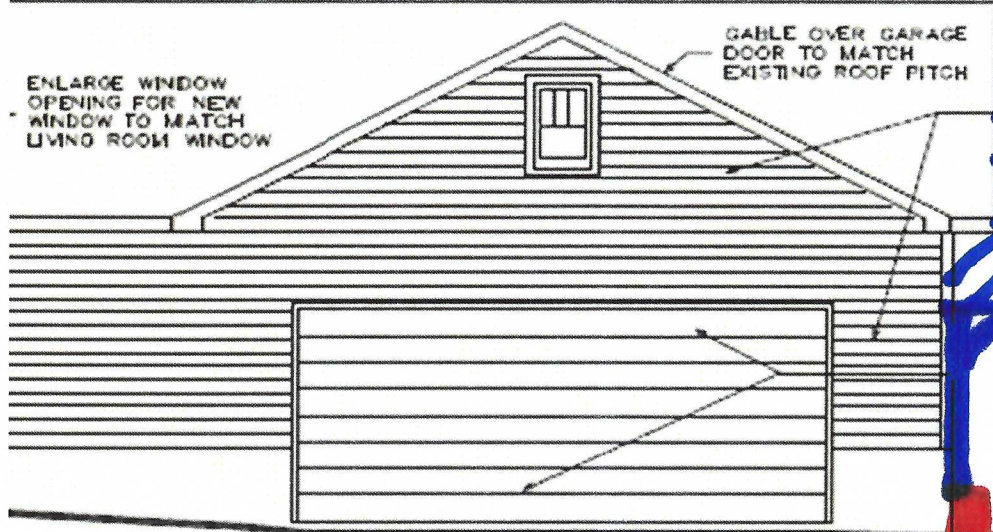








3/8" CDX PLYWOOD  
MATCH EXISTING  
REPLACE  
SHINGLE ROOF



BRICK  
FIREPLACE

METAL ROOF

WOOD POSTS

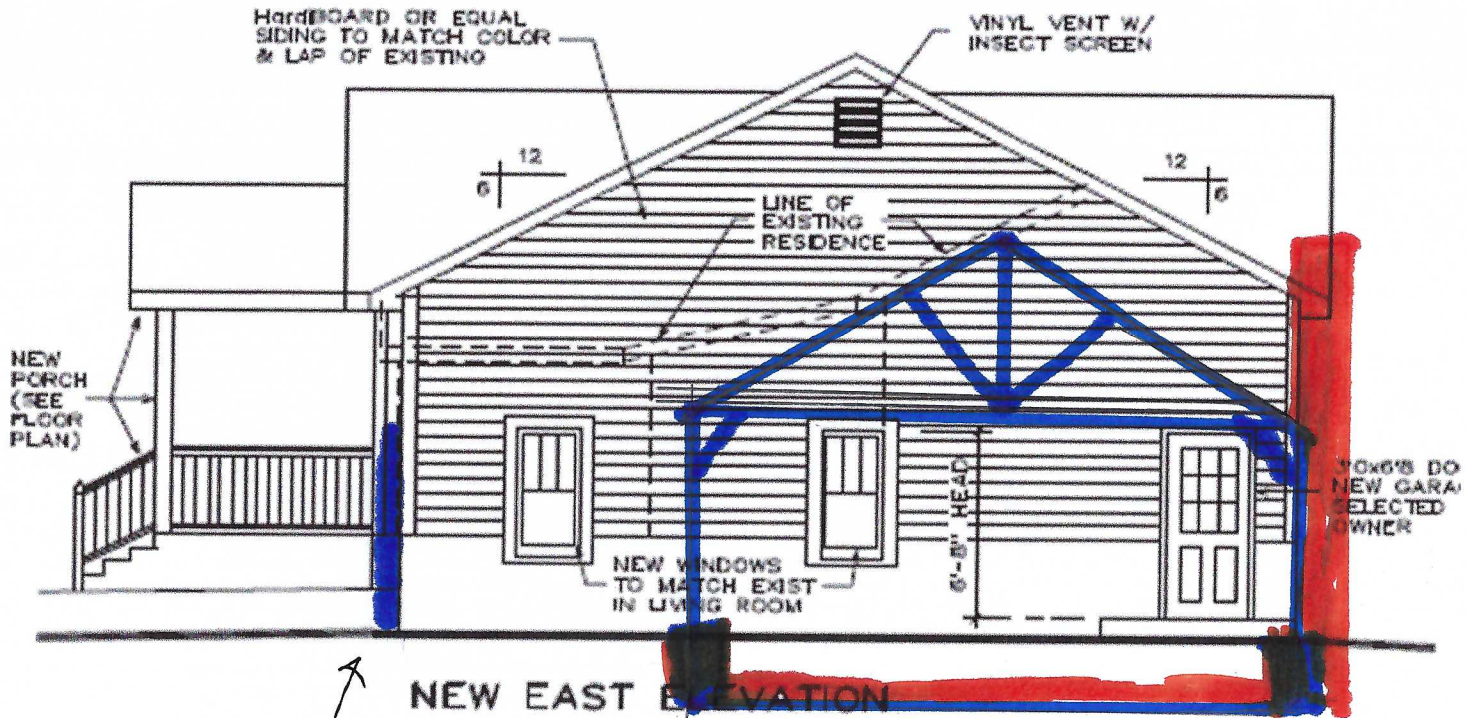
BRICK PATIO

BEHIND FENCE

# NEW SOUTH ELEVATION

1/8" = 1'-0"

HARDBOARD SIDING TO  
& LAP OF



FENCE

NEW EAST ELEVATION



Images taken 3-15-23



## HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 21, 2023
<b>SUBCATEGORY:</b>	HPC
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	COP23-12. 23 Cassville Rd. Applicant: Michael Tidwell
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	COP request to construct a retaining wall along Cassville Rd and a fence and driveway entrance along Milam St.
<b>LEGAL:</b>	N/A





<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP23-12

**HPC Meeting – 3-21-23**

**Application Information**

Address: 23 Cassville Road  
 Applicant: Michael Tidwell  
 Historic District: Cherokee-Cassville Historic District  
 Zoning: R-20  
 Setbacks: Front= 20, Side= 10

**Brief Description:** Construct a retaining wall along Cassville Rd and a fence and driveway entrance along Milam St.

**Applicable Guidelines to Consider- Sec. 9.25-55. Cherokee-Cassville Historic District**

<b>Residential Design Guidelines</b>	
<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 checked="" type="checkbox"/> M. Aesthetic Recommendations
<input type="checkbox"/> D. Paint	
<input type="checkbox"/> E. Roofs	PART TWO: Additions and New Building Construction
<input type="checkbox"/> F. Exterior Walls	
<input checked="" type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	
<input type="checkbox"/> H. Lighting	PART THREE: Relocation of Structures
<input type="checkbox"/> I. Windows and Doors	
<input type="checkbox"/> J. Entrances, Porches and Balconies	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
PART ONE: General Guidelines for Structures Contributing to the District.	
PART TWO: Guidelines for New Construction	

**Task List****Cassville Rd:**

1. Construct approx. 81ft. of concrete retaining wall, 12" in width. Height varies from approx. 2ft. (near Milam St) to approx. 4ft. (near driveway entrance).
2. Add concrete wall cap.
3. Add two (2) 30in. x 30in. concrete columns as anchor points.
4. Add one (1) 30in. x 30in. concrete column to left side of driveway.
5. Add sliding (automatic) gate at driveway location. Gate style to be determined.

**Milam St (driveway entrance area):**

1. Remove approx. 84ft of existing chain link fence.
2. Add approx. 102ft of 4-rail fence with wire backing, 4ft in height.
3. Add approx. six (6) masonry columns, approx. 2ft x 2ft x 6ft, as major anchor points.
4. Add sliding (automatic) gate to fence at driveway location. Gate style to be determined.
5. Add driveway connection to Milam St.

**History of the Property-** Bartow County Tax assessor's records state the building was built in 1890. GHRS states construction occurred 1875-1915.

**Previous COPs on file:**

No previous COPs on file

**Analysis of the COP:**

The house is Historic, Contributing. Style: High Style. Type: Rear-gabled Ell

Cassville Rd:

The applicant proposes to add a new concrete retaining wall along Cassville Rd. It will be setback from the ROW so as to align with the retaining wall at 15 Cassville Rd. A concrete column will anchor this wall at either end. The wall will turn north and parallel the driveway to the existing walkway leading to the house.

The existing steps at the sidewalk along Cassville Rd will remain.

A new gate is proposed for the existing driveway. The gate should be located approx. 20ft. from the edge of pavement to leave adequate room for one (1) car to wait in the driveway for the gate to open/close. Gate style is to be determined. See examples provided.

Milam Rd (driveway entrance area):

The applicant also proposes to improve the private-use driveway located at the midpoint of Milam St. There is an existing chain link fence that runs the length of Milam from the southern end of the house to Wofford St and along Wofford St.



The long-term plans are to replace the chain link fence entirely. For the purpose of this application, the focus will be on the private-driveway entrance.

Per a phone call with the applicant, the proposed fence is a 4 rail fence with wire backing like the fence installed at the Milam St. driveway for 15 Cassville Rd. See example provided.

The gate should be located approx. 20ft. from the edge of pavement to leave adequate room for one (1) car to wait in the driveway for the gate to open/close. Gate style is to be determined. Existing oak trees may interfere with length of driveway apron.

The proposed fence and wall types, dimensions and locations are compliant with the zoning ordinance per Sec. 4.16.

HPC review guidelines are limited to Sec. 9.25-55, Part 1, Sec. G and M:

**G. Driveways, walkways and off-street parking:**

*1. During rehabilitation and/or repair which requires a Certificate of Preservation the following standards shall be observed:*

*a. Driveways, walkways and off-street parking should be gravel, brick, concrete, or paved with appropriate textured asphalt.*

*b. Care should be taken not to injure nearby trees by intruding on the root areas.*

*c. Design new driveways, walkways to be compatible in location, spacing, configuration, and dimension with existing walkways and driveways that contribute to the overall historic character of the district.*

*d. One shall not locate new parking areas where they are visible from the street, or to significantly alter the proportion of built area to yard area.*

*e. One shall not locate parking where it will obstruct the principal structure.*

**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.*

All other new structural elements introduced on the site plan may require HPC review and approval at a future date, i.e. pool cabana.

**Misc. Notes:**

- \* A min. 5ft. concrete apron should be installed where the driveway meets Milam St. if gravel is used for the driveway.
- \* The proposed stone curbing from the driveway to and along Milam St. must be approved by Public Works. Will the curbing affect stormwater flow on Milam St?
- \* All proposed plantings on the Public ROW, other than sod, must be approved by Public Works.
- \* All new fence installations must be installed at or behind the property line. The 2019 property survey shows a portion of the existing chain link fence installed on the public ROW.

**Commissioners Work Sheet**

**Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Fence	Chain Link	Wood/ wire backing
Retaining Wall	---	Concrete
Gates	---	Wood or Metal

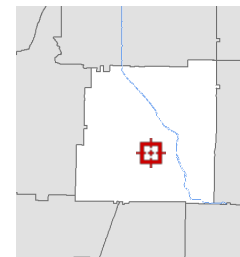
**Notes:**

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.







Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	C002-0017-007	<b>Alternate ID</b>	32259	<b>Owner Address</b>	TIDWELL MICHAEL L & JUSTINE W
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		23 CASSVILLE ROAD
<b>Property Address</b>	23 CASSVILLE RD	<b>Acreage</b>	2.4		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 453 LD 4				

(Note: Not to be used on legal documents)


Date created: 3/15/2023  
 Last Data Uploaded: 3/14/2023 10:46:03 PM

Developed by 

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)





Item 8.

## Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: Michael & Justine Tidwell

Project Address: 23 Cassville Road

Mailing Address (if different than project address):

Phone:(404) 379-8922

Email: michael@bartowprecast.com

\*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

### PROCEDURE

#### Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

#### Application Deadlines

See 3rd page of application for application submittal deadlines.

#### Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

#### Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. **Building permits will not be issued without proof of a COP.**

#### Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

#### Office Use Only

Case Number	<u>COP23-12</u>
Date Received	<u>3-2-23</u>
Contributing	<u>Y. c1890</u>
Zoning	<u>R-20</u>
Legal Advertisement	<u>3-14-23</u>
Notified Adjacent	_____
HPC Hearing	<u>3-21-23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C002-0017-007</u>

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Existing Building Type:

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

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

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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: T.B.D.

Anticipated Completion: \_\_\_\_\_

Contractor/Consultant/Architect: Brad McGill  
McGill Flemming Landscapes

## 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

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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]

Issue: Residential drive is often confused for Milam Street, causing traffic to enter residence at a high speed before turning around in parking area.

Proposed:

(1) Addition of retainer wall to front of home along Cassville Rd to extend from driveway entrance to Milam St. Wall to be poured concrete and aged to match existing stairs located at the front and side of residence. Wall to be set back approximately 30" to align with wall located at 15 Cassville Rd (Wallace Residence.)

A picket style gate is proposed at the entry driveway, setback half way between column at corner of retainer wall and existing stairs at side of residence. Beyond the gate a pea gravel parking court will be located to the left of existing drive and across from existing concrete stairs.

(2) Replace portion of chain link fence on Milam St. with wood fence and wood gate to allow garage access from Milam St.

Addition of apron at entry to be paver, crushed stone or possibly concrete.

## PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.



7215912100  
PARTICIPANT ID

BK:2019 PG:58-58

P2019000058

FILED IN OFFICE  
CLERK OF COURT  
02/28/2019 08:58 AM  
MELBA SCOGGINS, CLERK  
SUPERIOR COURT  
BARTOW COUNTY, GA

*Melba Scoggins*

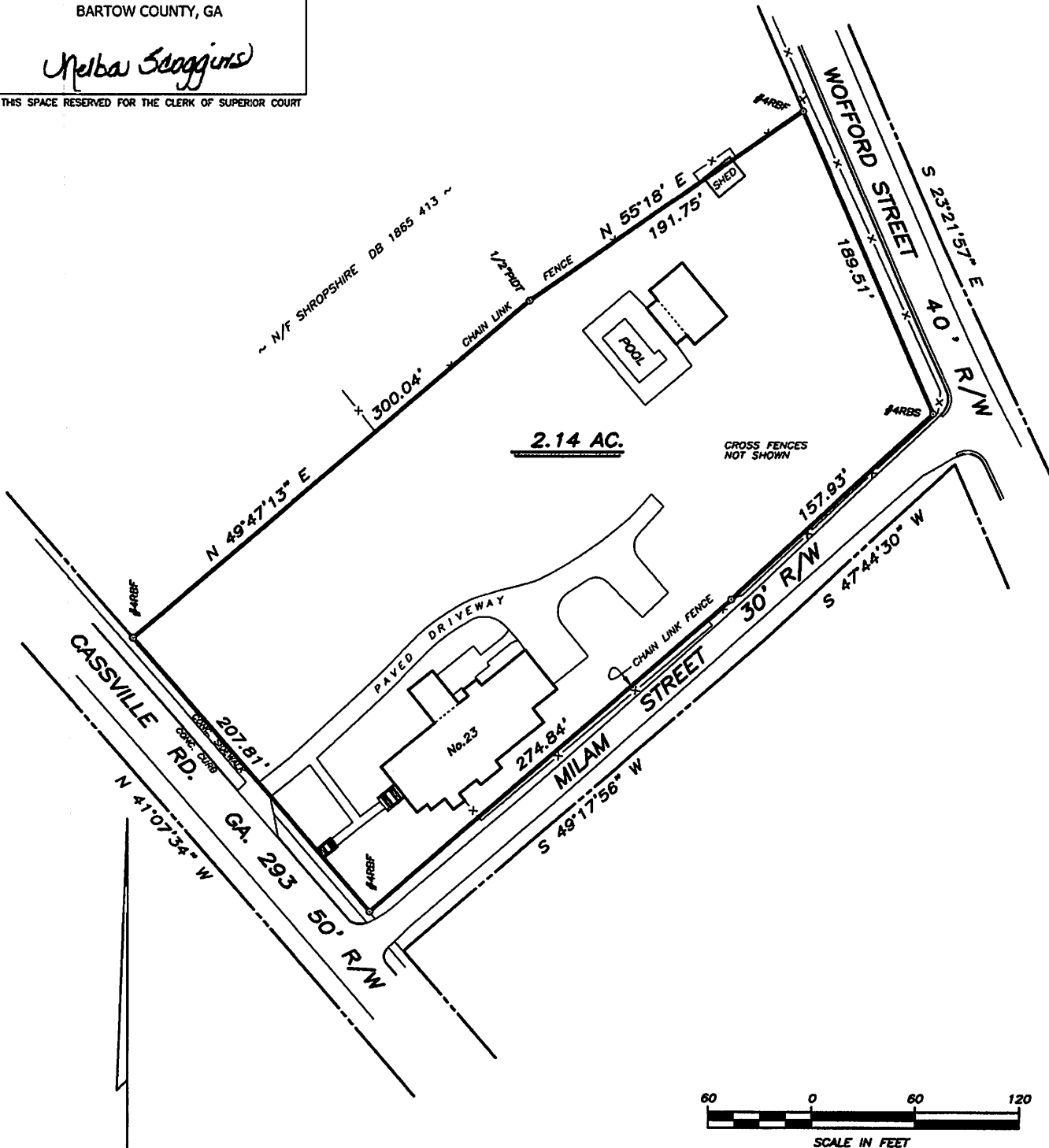
THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

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 created that 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 as set forth in O.C.G.A. Section 15-6-17.

*Daniel Baker*  
Georgia Land Surveyor Registration No. 2327  
2019-02-27  
Date



Item 8.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/18,176 ; ANGULAR PRECISION: 12" √n. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/76,433 . MATTERS OF TITLE ARE EXCEPTED.

DATE	: 02-27-19
SCALE	: 1"=60'
DRAWN BY	: DTB
CHECKED BY	: DTB
019 \tidwell\tdwell	

**DANIEL BAKER, PC**  
**LAND SURVEYORS**

BOUNDARY RETRACEMENT SURVEY FOR:  
**MICHAEL L. TIDWELL**  
**JUSTINE W. TIDWELL**  
LOT #  
LOCATED IN L.L. 453

MAGNETIC NORTH

# Cassville Rd

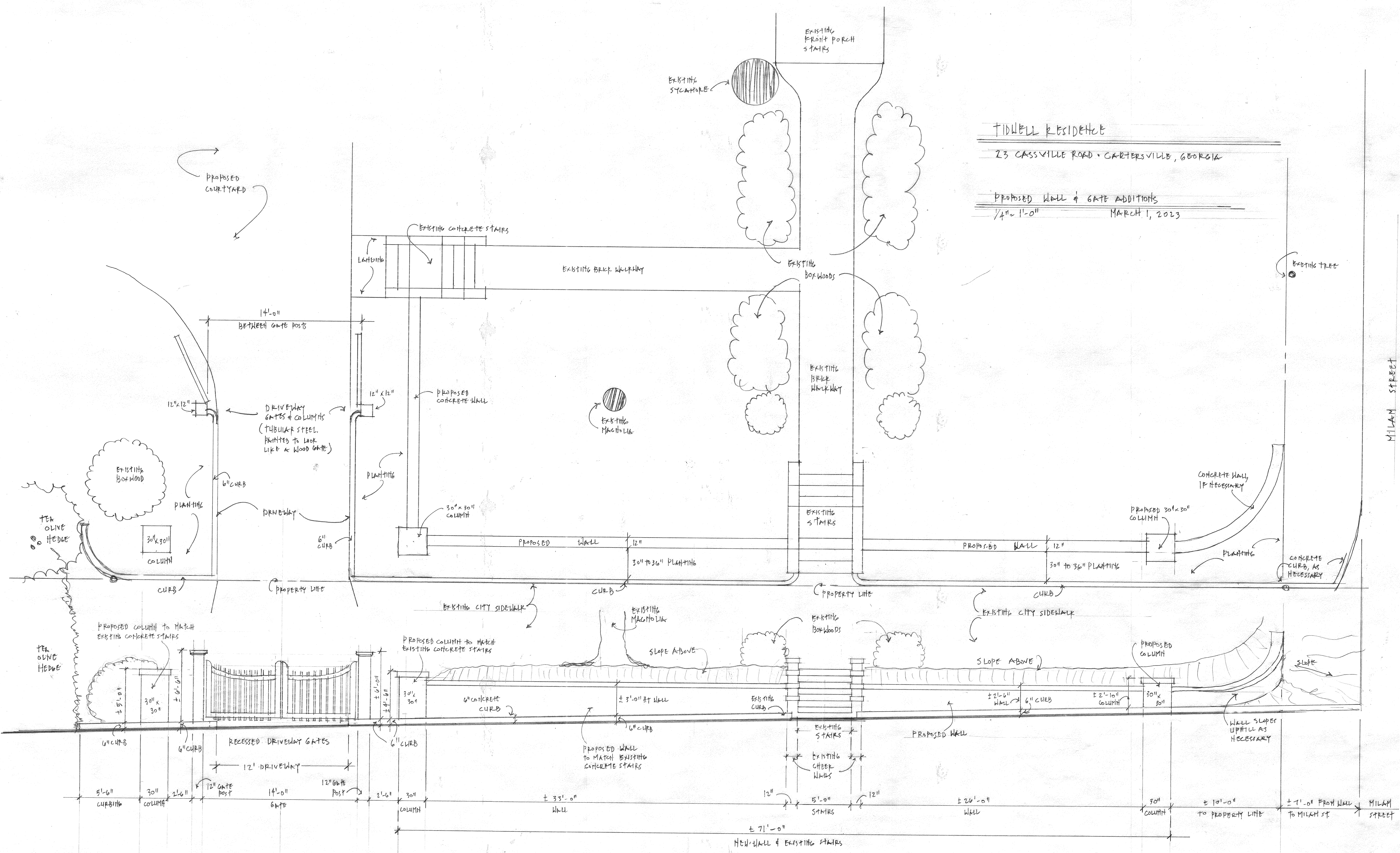
RESIDENCE

## TIDWELL RESIDENCE

23 CASSVILLE ROAD • CARTERSVILLE, GEORGIA

### PROPOSED WALL & GATE ADDITIONS

1/4" = 1'-0"      MARCH 1, 2023





23 Cassville Road  
Current

Item 8.





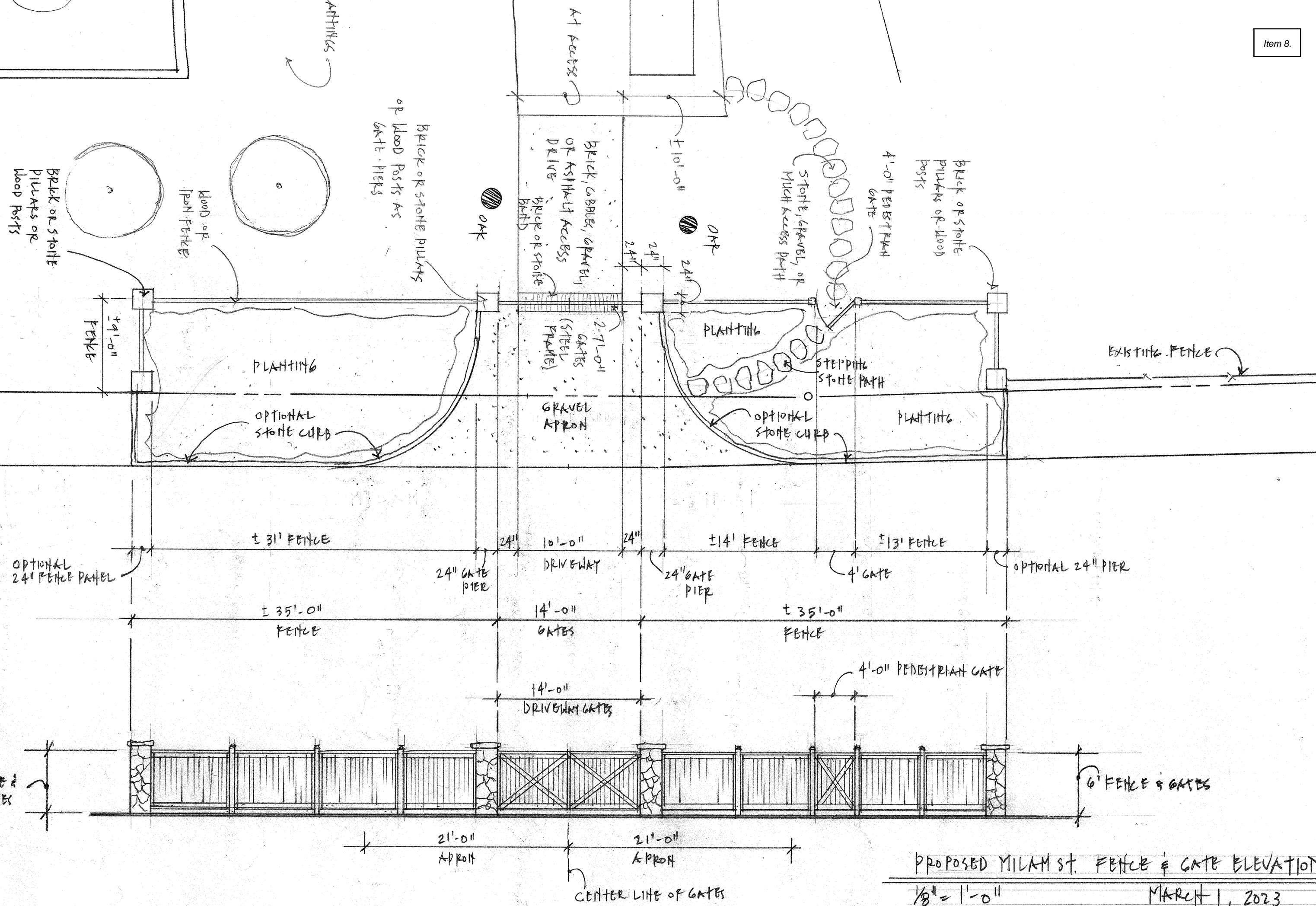
23 Cassville Road  
Proposed retainer wall



To be curved per  
plans







PROPOSED MILAM ST. FENCE & GATE ELEVATION  
 1/8" = 1'-0"  
 MARCH 1, 2023







Milam Street View

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Potential Gate Designs

