



CARTERSVILLE HISTORIC PRESERVATION COMMISSION MEETING

Council Chambers, Third Floor of City Hall
Tuesday, August 20, 2024 at 5:30 PM

AGENDA

COMMISSIONERS:

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

CITY PLANNER:

David Hardegree

CITY CLERK:

Julia Drake

DEPUTY CITY CLERK:

Ashley Peters

CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval HPC meeting minutes from July 16th.

CERTIFICATE OF PRESERVATION

2. COP24-22. 19 S. Public Sq. Applicant: Lock Salon & Boutique
3. COP24-23. 133 Cassville Rd. Applicant: Bartow Roofing LLC
4. COP24-24. 120 W. Cherokee Ave. Applicant: Ron and Lori Goss
5. COP24-25. 162 W. Main St. Applicant: Chase Rierson

STAFF OR COMMITTEE COMMENTS

ADJOURNMENT

The next meeting of the Historic Preservation Commission will be September 17th. 5:30pm.

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

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



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	August 20, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Approval HPC meeting minutes from July 16 th .
DEPARTMENT SUMMARY RECOMMENDATION:	
LEGAL	

Historic Preservation Commission Meeting Minutes
10 N. Public Square
July 16, 2024
5:30 P.M.

I. Open Meeting

Called to order by Chairman Frisbee at 5:36 PM.

Present: Greg Frisbee, Becky Carr, David Elder, and Larry Gregory

Absent: Brad Galland, Vandi White, and Lisa Ellis

Staff Present: David Hardegree, Zack Arnold, Ashley Peters, and Keith Lovell

1. Approval of Minutes

Chairman Greg Frisbee stated that there are three items that are needing changed on last month's meeting minutes prior to approval. Changes were discussed and made.

Chairman Greg Frisbee called for a motion to approve the minutes of the last meeting. Board Member Carr made a motion to approve the meeting minutes as edited from June 18, 2024. Board Member Elder seconded the motion to approve the minutes. The motion carried unanimously. Vote: 3-0

Certificate of Preservation:

2. COP24-21. 134 W Main St Applicant: Integrity Pawn Inc. Darla McAfee, Rep.

David Hardegree, Planning and Development Assistant Director, stated per the original application COP24-21, the applicant proposes to paint unpainted brick on store front.

There is no GHRS data for this property. The tax assessor shows the property constructed c. 1979. No COPS on file.

The structure is non- historic and non- contributing. The Boards' review should determine if the proposed project will have an adverse effect on the district and adjacent historic properties. The painting of the unpainted brick may be allowed as the structure is non-historic and non-contributing. The design standards are currently written to protect historic, contributing properties. The existing brick is hardened brick. Modern brick and mortar structures still require moisture and air exchange to occur. If permitted, the brick and mortar should be coated with a breathable paint. On the right and left sides of the building are painted cinder blocks. The rear of the building is metal siding.

Chairman Frisbee opened the floor for discussion

Dalra McAfee, 148 W Main St, came forward and stated that the pawn shop has been in this location for 35 years and that they are wanting to paint the exterior brick of the shop to match the overall community. She is hoping for approval to paint a blue/gray color to match the sign that was put up.

Chairman Frisbee asked the applicant what the original use of the building was prior to the pawn shop. The applicant stated that it was an appliance store.

Board Member Carr asked if the retaining walls and border be painted as well. The applicant stated that everything that is the orange brick color will be painted.

Chairman Frisbee asked if the areas of the planters and walls that the city owns will be painted. The applicant stated that only the orange-colored bricks will be painted and nothing that the city owns will be touched.

Chairman Frisbee closed the discussion and asked for a motion to be made.

Board Member Carr made a motion to approve the application with the clarification that the paint must be breathable paint. Board Member Elder seconded the motion. Motion carried unanimously. Vote: 3-0

II. OTHER

Chairman Frisbee asked if there were additional items to discuss.

Mr. Hardegree stated that he provided the members with more recent drawings of the new city hall. Stated that any future comments can be provided to him or to the City Manager Dan Porta.

Board Member Carr asked about the associated cost of saving the walls. Mr. Hardegree stated that the contractor and the engineer are working together to get the cost of preserving two of the walls with steel backing. The city has not received a new estimate at this time.

Board Member Gregory asked regarding information of the plans since he was not present at the previous meetings. Mr. Hardegree provided a recap stating that 5 out of 7 members met with the Mayor and the City Manager to discuss options to save the building and other alternatives to keep the historic look of the old building. The new drawings provided gave an overview of what was discussed.

Chairman Frisbee stated that board member Elder brought a book of what the old fire station looked like. He stated that he would like to see a lot of the attributes of the old fire station put

into the new city hall. Mr. Hardegree stated that he would take the photos of the fire station that were brought to him and provide them to the City Manager.

Chairman Frisbee adjourned the meeting at 5:56 PM

Date Approved: 08/20/2024

/s/ _____
Greg Frisbee, Chairman



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	August 20, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-22. 19 S. Public Sq. Applicant: Lock Salon & Boutique
DEPARTMENT SUMMARY RECOMMENDATION:	COP request to add Awning to building.
LEGAL	



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 24-22

HPC Meeting – 8-20-24

Application Information

Address: 19 S. Public Sq.
 Applicant: Locks Salon & Boutique
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= 0ft. Rear= 0 Side= 0ft.

Project Summary: Add awning with signage to front of building.

Applicable Guidelines to Consider

Historic District Ordinance Section	
	9.25-51. General
<input checked="" type="checkbox"/>	9.25-52. Downtown Business District
	9.25-53. Olde Towne
	9.25-54. West End
	9.25-55. Cherokee- Cassville
	9.25-56. Granger Hill

Infill Overlay Districts. Chapter 26, Zoning. Article 27 (Sec. 27.1- 27.6)	
	West End Infill Overlay District
	Cherokee-Cassville Infill Overlay District

Residential Design Guidelines		
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>		
	A. Wood	K. Utilities and Energy Retrofit
	B. Masonry	L. Accessibility, Health, and Safety Considerations
	C. Architectural Metals	M. Aesthetic Recommendations
	D. Paint	
	E. Roofs	PART TWO: Additions and New Building Construction
	F. Exterior Walls	
	G. Driveways, Walkways, and Off-Street Parking	
	H. Lighting	PART THREE: Relocation of Structures
	I. Windows and Doors	
	J. Entrances, Porches and Balconies	PART FOUR: Demolition

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

The following scope of work is proposed:

1. *Remove existing awning on 19 S. Public Sq.*
2. *Add fabric awning with vinyl letters to front of buildings at 17 and 19 S. Public Sq.*

History of the Property-

There is no GHRS data for these properties. The tax assessor shows the property constructed c. 1900.

No COPs on file.

Analysis of the COP:

The structures are historic, contributing.

The proposed awning is fabric with vinyl letters. The awning length is 35ft. The awning installation includes the southern half of building 17 and all of 19 S. Public Square. Based on the GHRS record, fabric awning have existed on each of the buildings in the past.

For wall signs in the historic district, the signage is limited to a max. of 24” in height and 2sf per building width.

The signage on the awnings are considered wall signs. The sign dimensions on the awning meets the sign ordinance for height and area. All wall signs, collectively, for both buildings do not exceed the maximum allowed area.

13/17 S. Public Sq. Building width = 40ft. Allowed wall sign area= 80sf.

Proposed Total=50sf (17 S Public Sq only= approx. 22.5sf)

Heaven Scent. = 17.5sf (2016)

The Beauty NP= 20sf (2023) (Sign appears to split buildings 13 and 17; therefore, 10sf used in wall sign calculations for Building 17)

New Locks Awning Sign= 12.5sf

19 S. Public Sq. Building width = 20ft. Allowed wall sign area= 40sf.

New Locks Awning Sign= 19.8sf

The awnings are similar to other awnings in the district and to the awnings previously documented on these buildings.

Commercial Design Guidelines for the DBD. Ordinance Sec. 9.25-52.

Part 1. Subsection 14.

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:

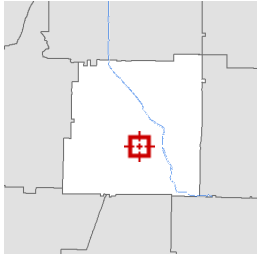
Since the average life of an awning is between four (4) and seven (7) years, the only records of authentic awnings are old photographs or renderings, unless awnings have been maintained regularly through the years. Reference old photographs to determine an awning appropriate for a building. An awning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

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

Parcel ID	C001-0011-014	Alternate ID	31862	Owner Address	CHUNG TINA
Sec/Twp/Rng	n/a	Class	Commercial		19 S PUBLIC SQ
Property Address	19 S PUBLIC SQ	Acreage	0.04		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 455 Locks Salon				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/14/2024
 Last Data Uploaded: 8/13/2024 11:52:32 PM

Developed by **Schneider**
 GEOSPATIAL

Sec. 20-27. - DBD sign regulations.

Item 2.

All signs under this section require a permit. The standards and requirements of this section shall be in addition to city-wide standards and requirements. In the event of conflicting regulations, the standards and requirements of this section shall take precedence.

(1) *General regulations.*

- a. *Banners.* No more than one (1) banner, not to exceed thirty-two (32) square feet in area, may be displayed at each place of business and shall be securely attached to the facade of a building. A registration permit is required, at no cost, and such banners shall be displayed for a period not to exceed thirty (30) days.
- b. *Color.* For all signs in the DBD district, fluorescent colors shall not be used. Such signs shall not contain more than five (5) colors, except in instance of an illustration.
- c. *Freestanding signs.* One (1) freestanding sign shall be allowed on each property frontage, not to exceed six (6) feet in height, and shall not exceed twenty-four (24) square feet in area. Electronic freestanding signs which exhibit animation, blink, change copy, display moving pictures or images, flash, contain light emitting diode (LED), and/or contain liquid crystal display (LCD) shall be prohibited.
- d. *Pole banners.* Such banners shall not exceed twelve and one-half (12-1/2) square feet in area; shall have a maximum width of two and one-half (2-1/2) feet and a maximum height of five (5) feet; shall have a minimum display height from the bottom edge of the banner to the ground of eight (8) feet; and shall have a maximum display height of twenty-five (25) feet measuring from the top edge of the banner to the ground. Such banners attached to public utility poles or light poles shall be approved by the appropriate city department prior to attachment.
- e. *Projecting signs.* A business shall be allowed to attach one (1) projecting sign to a building facade which fronts a public right-of-way with the following stipulations:
 1. The sign shall not exceed an area of six (6) square feet.
 2. The horizontal dimension of the sign shall not exceed three (3) feet.
 3. The sign shall be attached perpendicular to the building wall.
 4. The distance from the ground to the lower edge of the sign shall be a minimum of seven (7) feet over a sidewalk and a minimum of thirteen (13) feet over a street or driveway.
 5. The distance from the building wall to the sign shall not exceed six (6) inches.
 6. The height of the top edge of the sign shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the height of the sill or bottom of any second story window, if attached to a multi-story building.

7. The sign may be directly or indirectly lighted, however, direct lighting shall be of the sign copy only. Animated illumination or effects, blinking, flashing, rotating, and/or scrolling projecting signs shall be prohibited. Item 2.

f. *Wall signs.*

1. Wall signs shall have an aggregate area not to exceed two (2) square feet for each linear foot of building face, not to exceed two hundred (200) square feet in area. Canopy and awning signage shall be deducted from allocated wall sign area.
2. No wall sign shall be closer than eighteen (18) inches to an adjacent property line and shall not be installed or extend over a party wall.
3. Wall signs shall not obscure important architectural details or features such as windows, transom panels, sills, moldings and cornices.
4. Wall signs shall be no greater than twenty-four (24) inches in height (excludes permanent window signage).
5. Animated illumination or effects, electronic, blinking, flashing, rotating, and/or scrolling wall signs shall be prohibited.

- g. *Window signs.* Each ground level business having windows directly oriented to a street may use all of that glass area as one (1) allowable sign, but no single window shall be covered more than thirty (30) percent. Electronic window signs in the downtown business district (DBD) shall be no greater than four (4) square feet in area and shall only be stationary.

(2) *Maintenance and appearance of signs.*

- a. All signs in the DBD zoning district shall be maintained in good condition, so as to present a quality and orderly appearance. The city finds that neglected or dilapidated signs in the DBD zoning district may adversely affect the public health, safety and welfare. Such signs may adversely affect the aesthetic characteristics of the city and may adversely affect public safety due to the visual impact of said signs on motorists and the structural characteristics of said signs.
- b. Signs shall be considered neglected or dilapidated signs if any of the following conditions are present: Rust or holes on or in the sign or sign structure; broken, missing, loose or bent parts; faded or flaking paint; nonoperative or partially nonoperative illuminating or mechanical devices; or missing letters in sign copy.
- c. The planning and development department, after due notice, may have any sign removed which shows gross neglect or becomes dilapidated. Said notice shall be given to the property owner and current tenant by first class mail, with proof of mailing obtained from the post office. Proof of mailing means either a first class "certificate of mailing" or a first class "certified mail" receipt; a proof of delivery is not required. Only an owner reflected

on the records of the tax assessors as of January 1st of the applicable year shall be entitled to notice. zoning administrator or designee shall give the owner thirty (30) days' written notice to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the zoning administrator or designee may have the sign removed at the expense of the owner.

(3) *Prohibited signs in the DBD district in addition to section 20-22*

- a. Animated illumination or effects, electronic, and/or flashing signs, unless noted above.
- b. Billboards.
- c. Signs painted directly onto roofs, retaining walls, fences or building facades or walls.
Commemorative wall signs of historical significance are exempt from this provision.
- d. Streamers.

(Ord. No. 26-12, 5-3-12; Ord. No. 01-15, § 8, 3-5-15)



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. _____
County _____

Item 2.

For instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource

2 Location map with North at top

3 Address/location

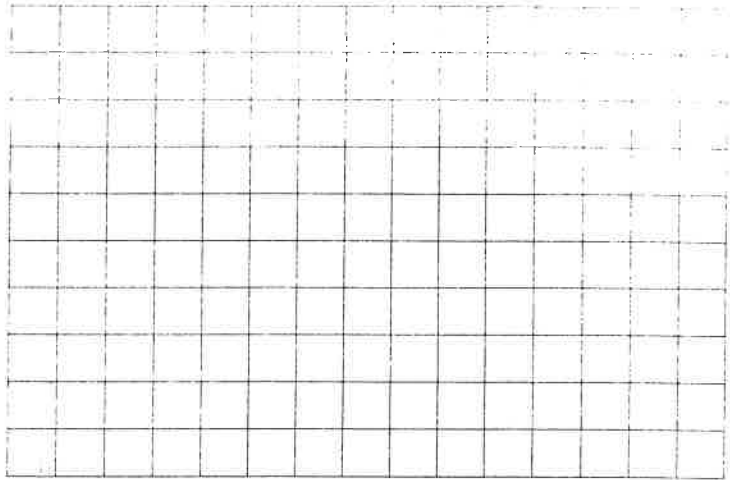
Patcharee Restaurant
19 Public Square
Connersville 30120

4 Owner's name and mailing address

- 5 Building Structure
- Site Object
- Landscape feature

6 Representative example of building type
Number represented _____

7 Use, current
original *use to be Hobson Jewelry Store*



8 Date of construction (or estimate)

9 Major changes & date (explain in No. 25) *More than 50 years*

- Altered Moved
- Addition Destroyed

10 Architect/engineer/designer

11 Contractor/builder/craftsman

- 12 Style High style
- Elements
- No academic style

13 Building type

14 Original floor plan

15 Plan shape

16 Number of stories

17 Facade symmetry & front door(s)

18 Roof type & material

19 Chimney placement & material

20 Type of construction

21 Exterior material(s)

22 Foundation material(s)

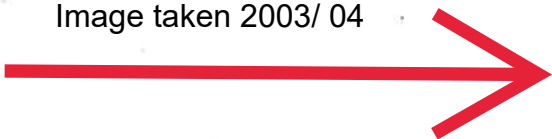
23 Porch(es)

24 Windows

25 Additional physical description

26 Negatives: roll # _____ frame # _____

Image taken 2003/ 04





Cartersville Historic Preservation Commission
CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Locks Salon & Boutique
 Project Address: 19 S Public Square
 Mailing Address (if different than project address): _____
 Phone: 770-601-0905
 Email: Tinachung.lockssalon@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	<u>Cop 24-22</u>
Date Received	<u>7/11/24</u>
Contributing	_____
Zoning	_____
Legal Advertisement	<u>8/13/24</u>
Notified Adjacent	_____
HPC Hearing	<u>8/20/24</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>001-0011-014</u>

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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)
New Awning on store front

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: 8/20/24
 Anticipated Completion: 8/21/24

Contractor/Consultant/Architect: Strap Fabrication LLC

AUTHORIZATION

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

Date 7-11-24 Signature [Signature]



New Beginning Signs & Graphics
5 S. Gilmer Street
Cartersville, Georgia 30120
770-387-1720 www.nbsigns.com

PROOF
THIS ORDER IS ON
HOLD
PENDING WRITTEN APPROVAL

THIS PROOF IS FOR THE PURPOSE OF CORRECTING SPELLING & ERRORS.
PLEASE CHECK YOUR INFORMATION CAREFULLY. YOUR SIGNATURE BELOW RELEASES NB SIGNS FROM ALL RESPONSIBILITY FOR ERRORS AND OMISSIONS ON FINISHED PRODUCT. THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF NEW BEGINNING SIGNS. ALL RIGHTS TO ITS USE AND REPRODUCTION ARE RESERVED.
PRODUCTION TIME BEGINS WHEN THIS PROOF IS RETURNED TO NEW BEGINNING SIGNS



Awning, flat surface spacing is 57" x 420"

For approvals/changes:

Please reply to this email with the following information:

Your approval sent via email will be a legal binding for payment on your order.
If you have any questions please call 770-387-1720

- OK to go ahead with order as is
- OK to go ahead - with changes noted on proof
- Make corrections and return a new proof

Artwork Property of:





City of Cartersville

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
Telephone: 770-387-5000 • Fax: 770-387-5005 • www.cityofcartersville.org

SIGN PERMIT

A copy of the sign contractor's Occupational Tax Certificate must be presented before a permit can be issued. A sign permit fee of \$50.00 per sign must be received prior to approval of this permit. **Permit obtained after sign has been installed is \$100 per sign.* Possible legal action**

PERMIT NO: _____ PERMIT DATE: 07-09-24

BUSINESS NAME: Locks Salon

BUSINESS LOCATION: 19 S. Public Square, Cartersville, GA 30120

BUSINESS OWNER'S NAME: Tina Chung

BUSINESS PHONE NUMBER: 770-601-0905

BUSINESS OWNER'S ADDRESS: same

SIGN CONTRACTOR'S NAME: New Beginning Signs & Graphics

SIGN CONTRACTOR'S ADDRESS: 5 S. Gilmer Street., Cartersville, GA 30120

SIGN CONTRACTOR'S PHONE NUMBER: 770-387-1720

SIGN CONTRACTOR'S FAX NUMBER: 770-3872710

SIGN TYPE: Freestanding _____ Wall _____ Billboard _____

BUILDING FAÇADE WIDTH IN FEET Front 40' Side _____

DESCRIPTION OF SIGN (S): 35' Canvas Awning with vinyl lettering

*NOTE: A site drawing of the property showing the location of proposed signs, existing signs, and dimensions and height of proposed signs must be submitted before permitting. Minimum setbacks are required on freestanding signs. Inquire of setbacks at time of permitting.

I, the undersigned serve as the owner or the owner's representative and have read and understand the City of Cartersville Sign Ordinance and certify that all information submitted is in compliance with the ordinance. As the owner or owner's representative, I understand that I will be responsible for the immediate removal of any sign erected or altered which is not in compliance with the provisions of the sign ordinance. This permit shall not be valid unless signed below by an authorized City official.

Dawn Smith
APPLICANT'S NAME (PLEASE TYPE OR PRINT)

Dawn W Smith
APPLICANT'S SIGNATURE

PLANNING AND DEVELOPMENT OFFICIAL

DATE OF APPROVAL







HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	August 20, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-23. 133 Cassville Rd. Applicant: Bartow Roofing LLC
DEPARTMENT SUMMARY RECOMMENDATION:	COP request to demolish building and add fence.
LEGAL	



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-23

HPC Meeting – 8-20-24

Application Information

Address: 133 Cassville Rd
 Applicant: Bartow Roofing LLC. Steven Smith, rep.
 Historic District: Cherokee-Cassville
 Zoning: Multiple Use (M-U)
 Setbacks: Front= 10ft. Rear= 20. Side= 10ft.

Project Summary: Demolish Building

Applicable Standards to Consider

Historic District Ordinance Section	
	9.25-51. General
	9.25-52. Downtown Business District
	9.25-53. Olde Towne
	9.25-54. West End
X	9.25-55. Cherokee- Cassville
	9.25-56. Granger Hill

Infill Overlay Districts. Chapter 26, Zoning. Article 27 (Sec. 27.1- 27.6)	
	West End Infill Overlay District
X	Cherokee-Cassville Infill Overlay District

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	B. Masonry	L. Accessibility, Health, and Safety Considerations
	C. Architectural Metals	M. Additions to Historic Buildings
	D. Paint	N. Aesthetic Recommendations
	E. Roofs	
	F. Exterior Walls	PART TWO: New Construction
	G. Driveways, Walkways, and Off-Street Parking	
	H. Lighting	PART THREE: Relocation
	I. Windows and Doors	
	J. Entrances, Porches and Balconies	X PART FOUR: Demolition

The following scopes of work are proposed:

1. Demolish existing building.
2. Install fence in front yard. Modify existing side yard fence as needed.

History of the Property-

No GHRS for this property. The tax assessor shows the property constructed c. 1950. The property is historic, contributing.

COP22-10. Renovate building with new siding, new roof, new windows, new front and side door, privacy fence and sidewalk along building. Approved 4-19-22.

Analysis of the COP:

The original building type is undefined. The original building style is undefined.

The structure has been used for a variety of purposes since its' construction c.1950. There appears to have recently been (3) tenant spaces based on the number of doors.

The applicant for COP22-10 proposed to renovate the building for use, primarily, as a dental office. A leasable tenant space on the left side of the building was proposed. Since this proposal, minimal work was performed for the dental office. Parts of the floor were removed. Sections of the roof were removed until, finally, most of the roof was removed.

The applicant proposes demolition of the structure to include the walls and the remaining roof. The remaining sections of the floor slab will remain.

The site will be fenced. A fence is proposed in the front yard. No information has been provided on the fence. A variance will likely be required.

No site plan has been submitted. The Infill Overlay District requirements will apply to new development.

Historic Preservation ordinance Sec. 9.25-55. Part 4. Demolition.

PART FOUR—DEMOLITION

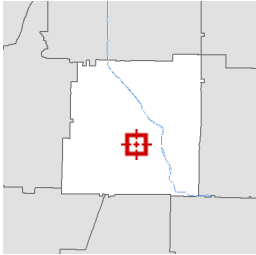
- 1. Before demolition, submit a site plan to the Commission illustrating proposed site development or plantings to follow demolition.*
- 2. During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, protect the trees on the site from damage due to compaction of the soil by equipment or materials.*
- 3. After demolition, clear the site promptly and thoroughly.*
- 4. After demolition, plant or develop the site promptly as approved in the proposed site plan.*

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

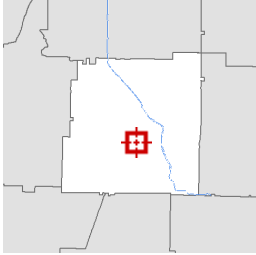
Parcel ID	C013-0002-002	Alternate ID	33533	Owner Address	BARTOW ROOFING LLC
Sec/Twp/Rng	n/a	Class	Commercial		PO BOX 3010
Property Address	133 CASSVILLE RD	Acreage	0.41		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 380 D 4				

(Note: Not to be used on legal documents)

Date created: 8/13/2024
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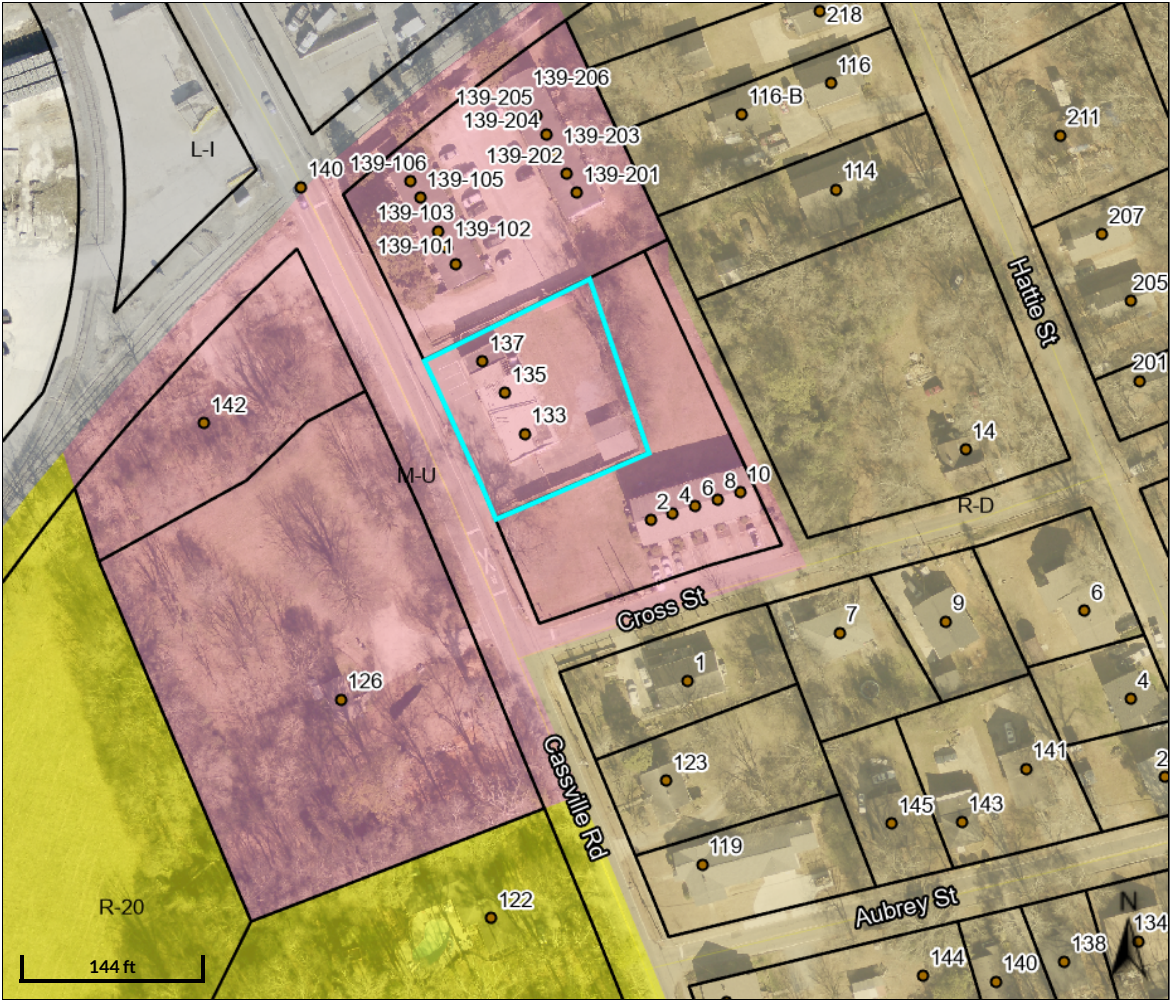
Developed by Schneider
 GEOSPATIAL

Overview



Legend

- Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads**
 - Roads
- Cartersville Zoning**
 - AG
 - DBD
 - G-C
 - G-C*
 - H-I
 - H-I*
 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*



Parcel ID C013-0002-002
Sec/Twp/Rng n/a
Property Address 133 CASSVILLE RD
District Cartersville
Brief Tax Description LL 380 D 4

Alternate ID 33533
Class Commercial
Acreage 0.41

Owner Address BARTOW ROOFING LLC
PO BOX 3010
CARTERSVILLE, GA 30120

Item 3.

(Note: Not to be used on legal documents)

Date created: 8/12/2024
Last Data Uploaded: 8/9/2024 10:39:33 PM

Developed by  **Schneider**
GEOSPATIAL

\$25.00

MS202400518

Item 3.

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	24-23
Date Received	7-19-24
Contributing	
Zoning	m-u
Legal Advertisement	8-13-24
Notified Adjacent	
HPC Hearing	8-20-24
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	003-002-002

*Applicant: BARTOW ROOFING LLC
 Project Address: STEVEN SMITH / 33 CASSVILLE ROAD
 Mailing Address (if different than project address):
PO BOX 3010 CARTERSVILLE 30120
 Phone: 404-569-4741
 Email: STEVEN@BARTOWROOFING-LLC.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.

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)
DEMOLITION OF BUILDING

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: WITHIN 30 DAYS OF PERMIT ISSUANCE
 Anticipated Completion: 10 DAYS AFTER START DATE

Contractor/Consultant/Architect: BARTOW ROOFING LLC

AUTHORIZATION

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

Date 7/19/24 Signature [Signature]

APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

Minor Exterior Changes

- description of proposed changes
- description of construction materials
- photographs of existing building

Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
- description of construction materials
- photographs of site

Site Changes – Fences, Walls, Systems

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

NOTE: Only complete applications will be placed on the agenda for design review. Submit to:

City of Cartersville
 Planning and Development Department
 P.O. Box 1390
 Cartersville, GA 30120

PROJECT DESCRIPTION

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

After permit is issued, we will take down roof and walls and leave slab.

There will be no ground disturbance.

We are only taking this building down for safety reasons.

After Demo is completed, Bartow Fence Company will install a fence in front of the property.

We have no plans to rebuild at this point. We understand we need approval from the Historical Preservation Commission.

Again, we are taking the building down for safety reasons.

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.

Sec. 4.16. - Fences and walls.

A. In all zoning districts:

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

B. In all residential and commercial zoning districts:

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

C. In all industrial zoning districts:

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

(Ord. No. 20-21, § 1, 4-1-2021)

COP22-10. Site Visit on 4-14-23. Interior demolition started.







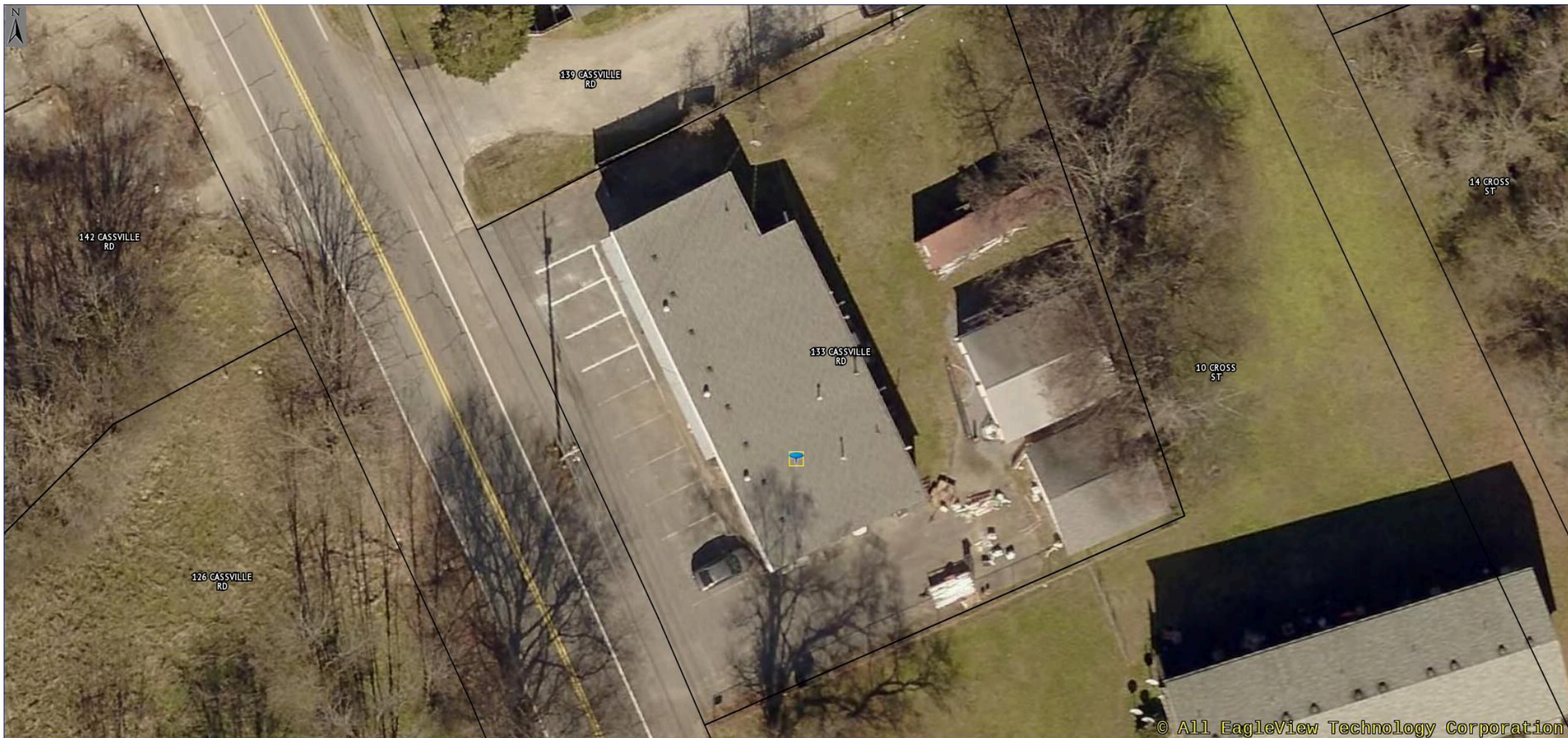






133 Cassville Rd_Jan 2021

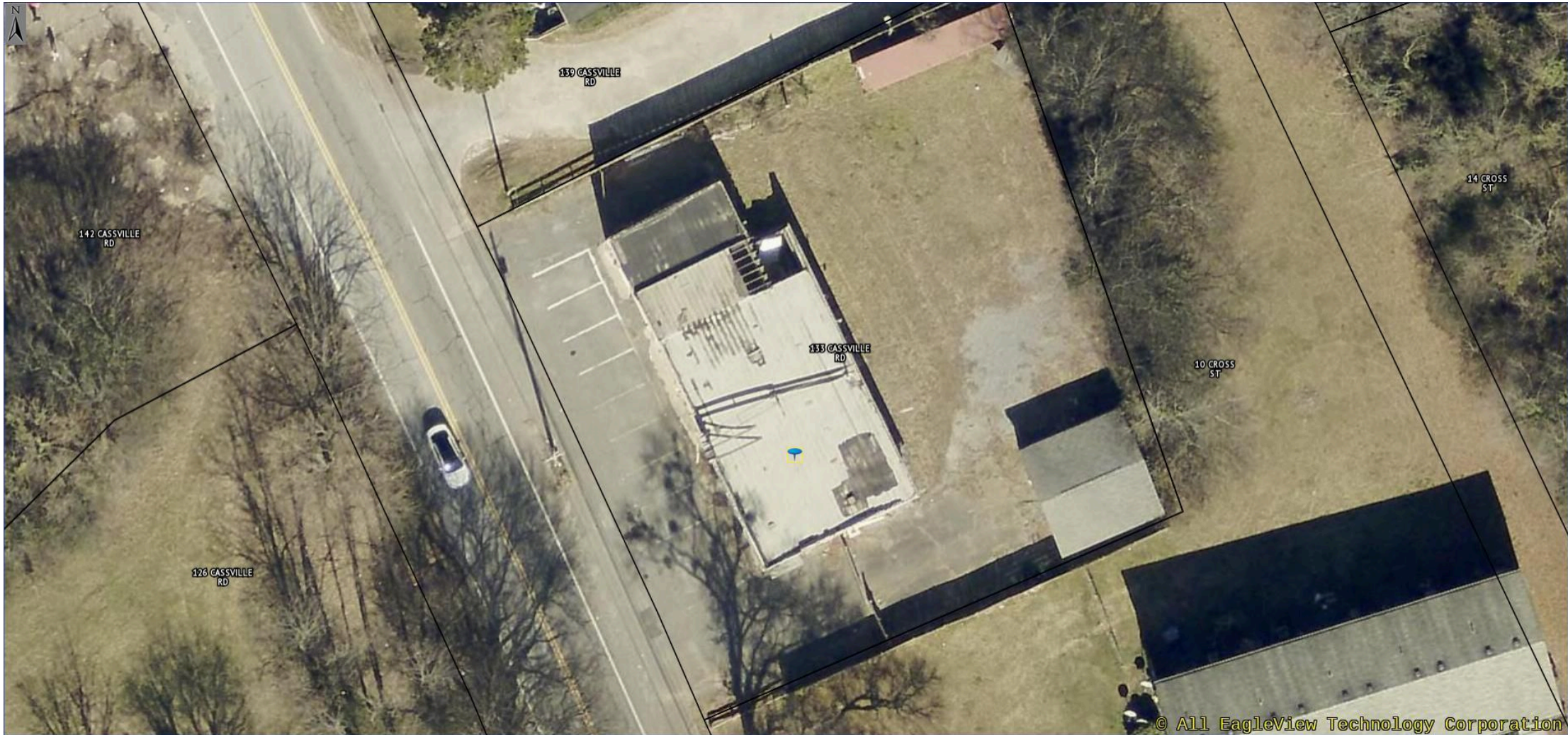
Item 3.



01/24/2021

133 Cassville Rd Jan. 2024

Item 3.



02/02/2024



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	August 20, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-24. 120 W. Cherokee Ave. Applicant: Ron and Lori Goss
DEPARTMENT SUMMARY RECOMMENDATION:	COP request to add pool and modify rear porch.
LEGAL	



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 24-24

HPC Meeting – 8/20/24

Application Information

Address: 120 W Cherokee Avenue
 Applicant: Ron Goss
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= oft. Rear= oft. Side= oft.

Project Summary: *Modify rear porch, install pool*

Applicable Guidelines to Consider

Historic District Ordinance Section	
	9.25-51. General
<input checked="" type="checkbox"/>	9.25-52. Downtown Business District
	9.25-53. Olde Towne
	9.25-54. West End
	9.25-55. Cherokee- Cassville
	9.25-56. Granger Hill

Infill Overlay Districts. Chapter 26, Zoning. Article 27 (Sec. 27.1- 27.6)	
	West End Infill Overlay District
	Cherokee-Cassville Infill Overlay District

Residential Design Guidelines	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
	A. Wood
	B. Masonry
	C. Architectural Metals
	D. Paint
	E. Roofs
	F. Exterior Walls
<input checked="" type="checkbox"/>	G. Driveways, Walkways, and Off-Street Parking
	H. Lighting
	I. Windows and Doors
<input checked="" type="checkbox"/>	J. Entrances, Porches and Balconies
	K. Utilities and Energy Retrofit
	L. Accessibility, Health, and Safety Considerations
<input checked="" type="checkbox"/>	M. Aesthetic Recommendations
<input checked="" type="checkbox"/>	PART TWO: Additions and New Building Construction
	PART THREE: Relocation of Structures
	PART FOUR: Demolition

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

The following scopes of work are proposed. See site plans and application for detailed descriptions.

Rear Porch Modifications

1. *Relocate steps to side of porch (Transition to new porch).*
2. *Reposition support columns for symmetrical look.*
3. *Add screen panels to enclose porch including a screen door.*
4. *Install fireplace at west end of porch using masonry veneer and bricks to match porch.*
5. *Install metal railings in newly sized openings.*
 - a. *Option: railings to be wood*

New porch with arbor

1. *Construct a new 14ft x 17ft porch with wood arbor to the east of the existing rear porch (modified).*
2. *Relocated steps to transition between the existing and proposed porches.*
3. *Add exterior closet to the NW corner of the new porch against the house.*
4. *Exterior cladding of closet to be wood siding to match house.*

Pool

1. *Construct a 16ft x 32ft in-ground pool.*
2. *Add concrete deck around pool.*
3. *Add concrete walkway from pool to existing walkway on east side of property.*
4. *Add concrete walkway from pool to existing drive/ parking area on west side of property.*

Fence

1. *Add fencing, min. 4ft in height, to enclose pool area/ back yard to comply with building codes for swimming pools. Fence to be ornamental metal.*
 - a. *Option: Use wood picket fence instead of metal*
2. *Add picket fencing along east side of rear property line to a point near the northeast corner of the house.*
3. *Add gate and arbor where fence terminates at house.*

History of the Property- Bartow County Tax assessor's records state the house was built in 1876. GHRS states the house was built approximately around 1870.

COP19-07. Enclose existing exterior stairwell. Approved. 10-16-19.

COP12-21. New additions/ demolition, replace roofing, & masonry repairs.

Approved 12-18-12

Analysis of the COP:

The house has been extensively modified over the years. All modifications are occurring to the rear of the house with limited exposure to Cherokee Ave. No extreme modifications are proposed; however, since this single family home is in the DBD historic district, there are no DBD residential standards to apply. The HPC could use residential standards for analysis or determine if the project proposals are appropriate or will have a negative impact on adjacent properties.

The modifications to the existing rear porch seem appropriate for the house. Porch modifications have been allowed on other residential properties.

The second porch addition serves as a transition from the existing porch to the pool and back yard. This is a logical solution for a transitional space.

Pools are often constructed on historic district properties with approval from the board or administratively, by staff. The pool is appropriately sized for the rear yard and located per zoning standards.

Building codes for pools require a min. 4ft. height fence enclosure around the pools. There are other standards for the fence that will have to be met. The proposed materials- ornamental metal or wood pickets- are materials appropriate for residential properties and are commonly used in the historic districts.

Commissioners Work Sheet

Materials:

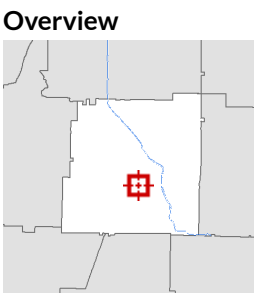
	Existing Materials	Materials to be Used
Roof		
Siding	Wood	Wood
Windows		
Doors		Wood/ screen (porch)
Exterior Lighting		
Foundation		
Decking		Pool-concrete
Steps		Brick
Porches		Wood/ composite
Ornamentation		

Hardscaping

Walkway:		concrete
Drives:		
Fencing:	wood	wood or metal
Lighting:		

Notes:

I move to (approve, approve w/ conditions, or deny) the application for (state proposed changes) at (address) (as submitted, or with the following conditions). I find (compliance or noncompliance) with the guidelines referenced in the staff report and those brought up during discussion.



- Legend**
- Parcels
 - Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
 - Roads

Parcel ID	C002-0013-004	Alternate ID	32214	Owner Address	GOSS RON JR & LORIE
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 262
Property Address	120 W CHEROKEE AVE	Acres	0.29		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 483 D 4				

(Note: Not to be used on legal documents)

Date created: 8/12/2024
 Last Data Uploaded: 8/9/2024 10:39:33 PM





Cartersville Historic Preservation Commission
CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Ron & Lorie Goss

Project Address: 120 W. Cherokee Ave

Mailing Address (if different than project address):
Post office Box 262, Cartersville 30120

Phone: 770-841-9190

Email: Ron@pennantcm.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>24-24</u>
Date Received	<u>7-19-24</u>
Contributing	_____
Zoning	_____
Legal Advertisement	<u>8/13/24</u>
Notified Adjacent	_____
HPC Hearing	<u>8/20/24</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C002-0013-004</u>

P
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N

Existing Building Type:

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

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

Rear porch modifications & pool

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 Pool

Start Date: September 1, 2024

Anticipated Completion: January 2025

Contractor/Consultant/Architect: Pennant Construction
Latitude Blue

AUTHORIZATION

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

Date 7-19-24

Signature [Signature]

APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

Minor Exterior Changes

- description of proposed changes
- description of construction materials
- photographs of existing building

Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
- description of construction materials
- photographs of site

Site Changes – Fences, Walls, Systems

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

NOTE: Only complete applications will be placed on the agenda for design review. Submit to:

City of Cartersville
 Planning and Development Department
 P.O. Box 1390
 Cartersville, GA 30120

PROJECT DESCRIPTION

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

Please see attached

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.

Sec. 4.16. - Fences and walls.

A. In all zoning districts:

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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.

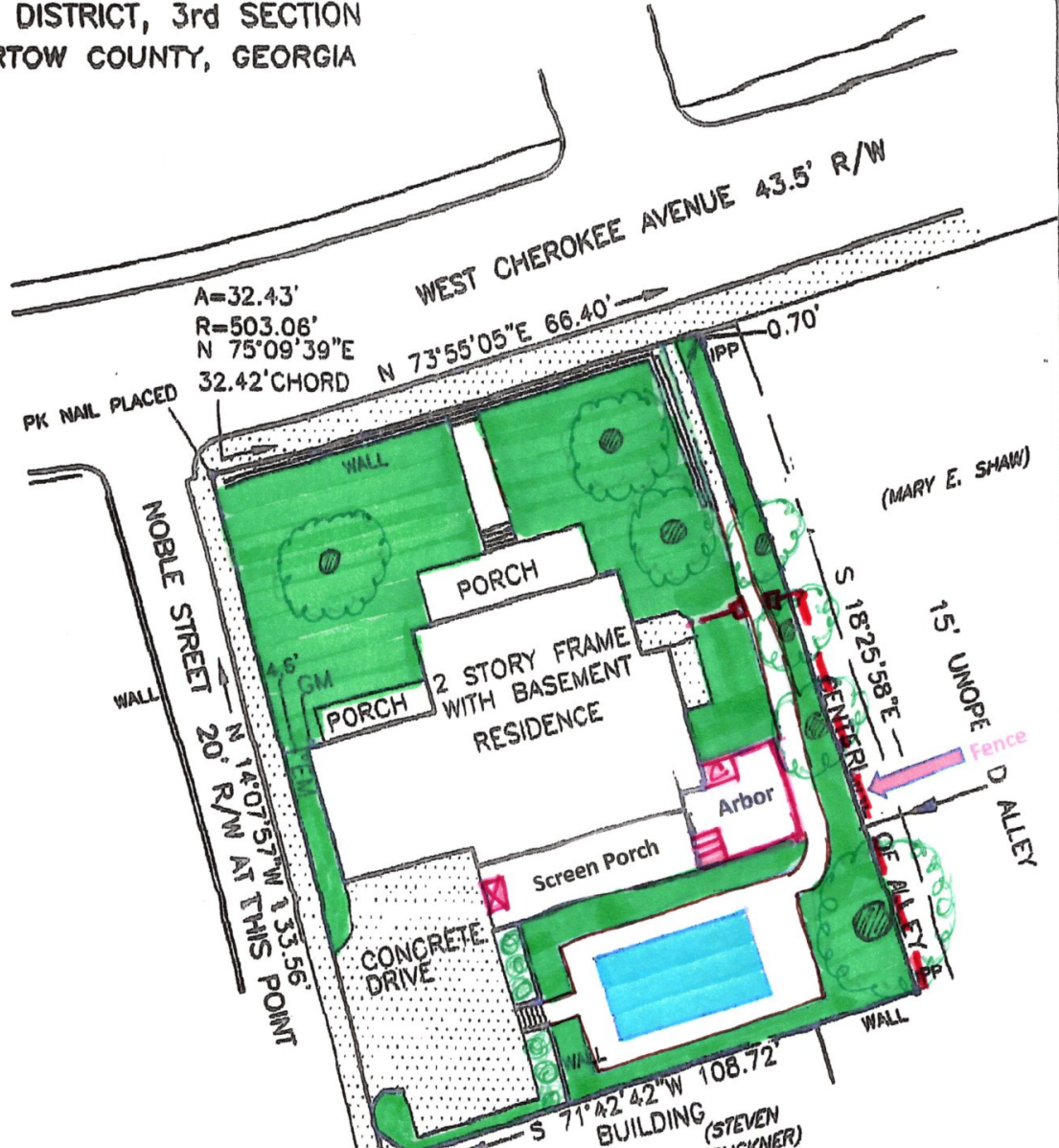
C. In all industrial zoning districts:

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)

**SURVEY FOR
 RON GOSS JR. &
 LORI GOSS
 PROPERTY IN THE CITY OF CARTERSVILLE
 IN LAND LOT 483
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA**

NOTE:
 THIS PLAT DOES NOT REQUIRE APPROVAL OF THE
 MUNICIPAL OR COUNTY PLANNING COMMISSION
 OR GOVERNING AUTHORITY.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.
 DATE OF LAST FIELD SURVEY WORK: 07-01-2016

FIELD TRAVERSE: _____

4572SP.CRD 4572-3 DWG

120 W. CHEROKEE AVENUE

Ron & Lorie Goss

Item #1: REAR COVERED PORCH MODIFICATIONS

Existing: The current porch is approximately 12' x 38' and runs the full length of the rear body of the house. The foundation is masonry which matches home with brick pavers. An ornamental metal handrail runs the perimeter of the porch and extends down each side of the central steps into the backyard.

Proposed: Relocate the steps to the side of the porch and then reposition the back columns to create symmetrical openings on the 38-foot section. Install a fireplace at the west end of the porch with a masonry veneer and chimney matching foundation brick. Infill the areas between the columns with large screen panels and a screen exit door positioned on the east end of the porch. Railing option #1 is to refabricate the existing ornamental railing to fit newly sized openings. Railing option #2 is to install a more elaborate wood rail and picket system with large screen panels attached. Upon exiting the new screen door, a masonry set of steps will be installed to the right (south) leading to the proposed pool area. Beyond the steps, a masonry foundation open porch with a brick paver top will extend approximately 14' feet to the east and 17' to the north. This open porch will have a white stained cedar arbor installed on top. A small exterior storage closet will be positioned to the side of the open porch against the current wood siding clad in matching siding.

Item #2: SWIMMING POOL INSTALLATION

Existing: The backyard area extends approximately 33' from the edge of the current covered porch to a masonry ivory covered wall to the south which is the side wall of the Menerey Residence. To the west of the back yard creating a visual separation from the driveway and vehicle/pedestrian traffic along Noble Street is a masonry wall with an antique wood gate that is flanked on the driveway side by evergreen trees that are approximately 10' in height. To the east along the property line is a line of tea olives planted by Owner to create an evergreen visual shield from the adjacent house and county offices (Former First Baptist Church). A brick paver sidewalk runs from the driveway gate east and then north around the side of the house connecting to the Cherokee Avenue sidewalk. There are three large trees in the back yard. Two must be removed due to disease and the third, a large, groomed magnolia, is projected to stay created additional screening to the east.

Proposed: A 16' x 32' shotcrete pool with Pebble Tech finish will be installed in the of the center of the backyard in a symmetrical manner with the porches and walls. The pool will contain a small pool deck surrounding the pool with a small concrete/masonry sidewalk connecting deck to eastern sidewalk to Cherokee Avenue.

Item #2: FENCING

Existing: As previously mentioned, the back yard has existing perimeter walls in place along the porch (north), driveway (west) and south (Menerey Wall). There is no wall or fencing containment to the east or the north sidewalk along east side of house.

Proposed: The proposed fencing will be at a minimum 4' in height to meet current code requirements for endorsement of a swimming pool. The fencing connecting to the east side of the home and extending across the sidewalk leading to Cherokee Avenue is proposed to a white picket fence to match the existing white picket fence which shields the homes HVAC units from view. A gate will be installed at the sidewalk and will include an arbor and antique gate. The gate running behind the tea olives at the east boundaries of the property is proposed to be 4' black ornamental metal. The Owner request as a secondary option the right to continue to the white picket fence behind the tea olives and connect to the Menerey masonry wall to the south.



120 W. Cherokee Avenue – Front View



120 W. Cherokee Avenue – Front View



120 W. Cherokee Avenue – Noble Street (West View) of rear



120 W. Cherokee Avenue – Covered Porch View (looking west)



120 W. Cherokee Avenue – Rear view from southeast back corner



120 W. Cherokee Avenue – Back yard view from east



120 W. Cherokee Avenue – Option #2 wood railing and handrails



120 W. Cherokee Avenue – Arbor/Pergola for east gate entrance (sample photo)



120 W. Cherokee Avenue – Arbor/Pergola for open porch (sample photo)



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	August 20, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-25. 162 W. Main St. Applicant: Chase Rierson
DEPARTMENT SUMMARY RECOMMENDATION:	COP request to add approx. 33ft x 49ft (1,582sf) building addition, 3 stories in height to the southwest corner of the existing building. Construct approx. 22ft x 49ft (1,078sf) rooftop workspace on existing building.
LEGAL	



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-25

HPC Meeting – 8-20-24

Application Information

Address: 162 W Main Street
 Applicant: Chase Rierson, owner
 Zoning District: DBD
 Setbacks: Front: oft. Rear: oft: Side: oft.

Brief Description: Construct new addition. Construct rooftop workspace

Applicable Guidelines to Consider

Historic District Ordinance Section	
	9.25-51. General
X	9.25-52. Downtown Business District
	9.25-53. Olde Towne
	9.25-54. West End
	9.25-55. Cherokee- Cassville
	9.25-56. Granger Hill

Infill Overlay Districts. Chapter 26, Zoning. Article 27 (Sec. 27.1- 27.6)	
	West End Infill Overlay District
	Cherokee-Cassville Infill Overlay District

Residential Design Guidelines	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
A. Wood	K. Utilities and Energy Retrofit
B. Masonry	L. Accessibility, Health, and Safety Considerations
C. Architectural Metals	M. Additions to Historic Buildings
D. Paint	N. Aesthetic Recommendations
E. Roofs	
F. Exterior Walls	PART TWO: New Construction
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation
I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition

The following scopes of work are proposed. See building plans.

Building addition

1. Add 33ft x 49ft (1,582sf) building addition, 3 stories in height to the southwest corner of the existing building.
2. Add brick veneer to first floor.
3. Add EIFS DRYVIT veneer to 2nd and 3rd floors.
4. Add concrete, split-faced stone.
5. Add (10) double windows, 2/2 pane config. pre-finished aluminum with black anodized frame.
6. Add (2) single windows, to west side facade, 2nd and 3rd stories.
7. Add pre-finished metal awning above entry doors on south wall.
8. Add pre-finished metal coping.
9. Add (2) hollow, metal doors with metal frame to south wall.
10. Add (1) metal, rollup door to south wall (GDP on Sheet A.1.1).

Rooftop addition to existing building

1. Construct approx. 22ft x 49ft (1,078sf) rooftop workspace on existing building.
2. Add brick veneer wall as a screen.
3. Add pre-finished metal trellis frame to brick veneer wall.
4. Add “slide” roof structure supported by wood posts.

History of the Property- Bartow County Tax assessor’s records state the original structure was built in 1965 with significant changes in 2010. GHRS shows no date.

COPs on file:

COP17-12. Replace rear roll-up door with block and glass. Approved 7-18-17.

COP15-10. Install a commercial garage door on south wall for Suite 101. Approved 4-21-15.

COP07-08. Remodel façade on (3) sides. Approved 4-17-2007.

Analysis of the COP:

The building is historic, non-contributing. The 2007/ 2010 building modifications significantly altered the 1965 look of the building.

The proposed addition is unique for the building; however, it does meet all zoning requirements. The existing building corners are 2- story. The proposed addition is 3- story. The proposed materials are consistent with the existing materials on the building- metal coping, split-faced stone, brick, EIFS, and aluminum framed windows.

The rooftop workspace is also unique to the structure, but would offer a unique work space and a view of downtown. Structural analysis is needed of the existing building to know with certainty if the outdoor workspace can be supported.

No material information was provided on the “slide” for the roof structure. The commission should inquire.

The applicant has been made aware of the townhome project on the adjacent property.

The proposed additions, though unique, seem appropriate for the district.

Commissioners Work Sheet

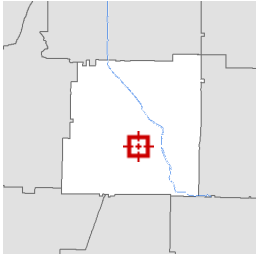
Materials:

	Existing Materials	Materials to be Used
Roof		
Siding	Stone, brick, EIFS	Same
Windows	Alum. Frame/ glass	Same
Doors	Metal	Same
Exterior Lighting		
Foundation	Slab	Same
Decking		
Steps		
Porches		
Ornamentation		

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

Parcel ID	C002-0002-012	Alternate ID	32094	Owner Address	162 WEST MAIN STREET VILLAGE LLC
Sec/Twp/Rng	n/a	Class	Commercial		162 W MAIN STREET SUITE 101
Property Address	162 W MAIN ST	Acreage	1.48		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL483 D4 S3 Main Street Village (Old Nelsons)				
	(Note: Not to be used on legal documents)				

Date created: 8/13/2024
 Last Data Uploaded: 8/12/2024 10:42:33 PM

Developed by **Schneider**
 GEOSPATIAL



CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Chase Rierson

Project Address: 162 W Main Street

Cartersville, GA 30120

Mailing Address (if different than project address):

Phone: (770) 547-4535

Email: chaserierson@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	_____
Date Received	_____
Contributing	_____
Zoning	_____
Legal Advertisement	_____
Notified Adjacent	_____
HPC Hearing	_____
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	_____

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Existing Building Type:

- Residential One, Two or Multi-family _____
- Commercial Garage, Storage _____
- Other EXISTING OFFICE BUILDING TO REMAIN

Brief Project Description (example: addition of sunroom, installation of fence):
Existing office building to remain. We are planning to do a small addition to the rear of the building and add a small rooftop seating for people who uses the office space. The rooftop will be an informal seating area for people who want to sit and work outside. No other scope of work

Type of Project (Check all that apply):

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other _____

Start Date: At the earliest once we get the approval

Anticipated Completion: By the end of fall once all the approvals are secured

Contractor/Consultant/Architect: Prem Kumar (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 07/12/2024 Signature

Chase Rierson
162 W Main Street Suite 101
Cartersville, GA 30120
chaserierson@gmail.com
770-547-4535

July 29, 2024

Dear City of Cartersville,

I am writing to formally inform you that I am the owner of the property located at 162 W Main Street Cartersville, GA 30120. My company is 162 West Main Street Village, LLC. We took ownership of the building on 4/14/2022.

If you require any further information or documentation to confirm my ownership, please do not hesitate to contact me.

Best,

Chase Rierson

Chase Rierson

David Hardegree

From: Chase Rierson <chaserierson@gmail.com>
Sent: Monday, July 29, 2024 10:12 AM
To: David Hardegree
Cc: Premkumar Balasubramaniam; Ashley Peters
Subject: [EXTERNAL] Fwd: COP24-25. HPC Application. 162 W. Main St. addition
Attachments: CARTERSVILLE OFFICE_CITY SET_07.16.2024.pdf; 162 WMSV LLC.pdf

Follow Up Flag: Follow up
Flag Status: Flagged



David,

See attached the letter confirming that I'm the owner of the building. See below Prem's responses to your questions. Please let me know if you have any questions or if we need to discuss further on the phone.

Thank you again,
Chase Rierson

----- Forwarded message -----

From: Premkumar Balasubramaniam <premrenderings@gmail.com>
Date: Sun, Jul 28, 2024 at 12:03 PM
Subject: Re: COP24-25. HPC Application. 162 W. Main St. addition
To: Chase Rierson <chaserierson@gmail.com>

----- Forwarded message -----

From: David Hardegree <dhardegree@cityofcartersville.org>
Date: Tue, Jul 23, 2024 at 11:55 AM
Subject: COP24-25. HPC Application. 162 W. Main St. addition
To: chaserierson@gmail.com <chaserierson@gmail.com>
Cc: Ashley Peters <apeters@cityofcartersville.org>

Hi Chase,

We are in receipt of the plans and HPC application for the addition to the SW corner of the building at 162 W. Main St. I do have a few questions that should be answered prior to the HPC review. Some questions are directly related to the HPC review. Others are zoning or site specific.

HPC related:

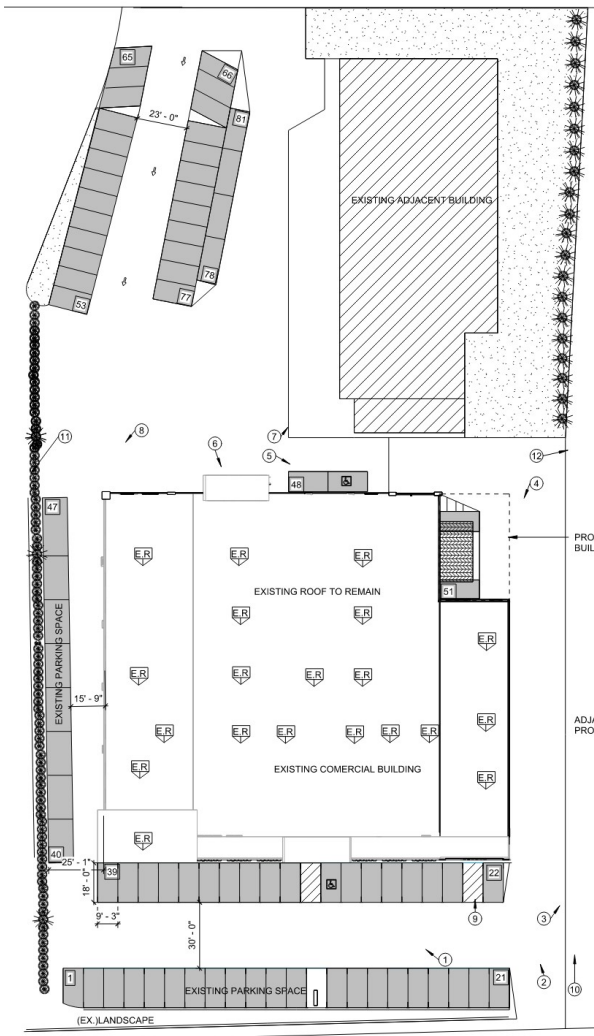
1. Do you have anything in writing that the owner of 162 W Main St. acknowledges that the project is being submitted for HPC review? - **Chase to handle this**
2. Has the building been evaluated by a structural engineer to know that the rooftop office/ social space can support the weight of the proposed use and materials? - **We will hire a structural engineer and do all the calculations before we**

submit the formal permit files. What we are doing now is to see if our idea would be acceptable by the board and once we get the idea approved, we will hire a structural engineer, MEP engineer and do the whole drawings for permitting.

- 3. There appears to be (2) colors and/ or styles of brick used on the new addition. Is this accurate? - Yes, this is correct. We would like to introduce a new contrasting color brick cuz it will be hard to match the existing brick color. Also, it will enhance the whole building architecture with contrasting brick colors.

Zoning/ Site related:

- 1. Min. Parking requirements are 1 space per 400sf of office space. Your requirement is (1) space/ 200sf GFA. 5900sf of new construction is proposed. This equals 15 parking spaces needed; however, (44) cubes are shown. How will parking be addressed if all cubes are utilized by commuters at the same time and parking cannot be accommodated on site? A note should be added addressing this. - We have a total of 84 parking spot shown in the site plan. Please refer to sheet AS-1.3 for details where I have the parking calculations listed as well. Per our calculations, we have enough parking for the facility unless I am missing something and would be helpful if the jurisdiction can guide me in the right direction?



- 1. (5) of the overall parking spaces for 162 W Main are dedicated to 123 Leake St. - Chase to give me more info on this one.

2. The property next door at 178 W. Main St will be redeveloped for (18) townhomes. - Chase to let me know if Project needs to do anything on this.
3. The western property line is approximately 4-5ft off the building. This should not affect this project with the exception of moving the staging area and port-o- potties identified on Sheet AS.1.3. - We can modify it when we start the construction.
4. Some utilities will need to be relocated- Gas, Fibercom, and Electric. - We can modify it when we start the construction.

I can schedule the HPC review for Aug, 20th. Please contact Ashley Peters, Clerk, for the \$25 payment. 770-387-5661.

Thank You.

David

David Hardegree

Planning and Development

O. 770-387-5614

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

PROPOSED TENANT IMPROVEMENT WORK FOR CARTERSVILLE SHOPPING CENTRE

162 W. MAIN STREET
SUITE #200
CARTERSVILLE, GA. 30128

DRAWING RECORD	DESCRIPTION
07/16/2024	PERMIT SET

GENERAL SITE PLAN NOTES

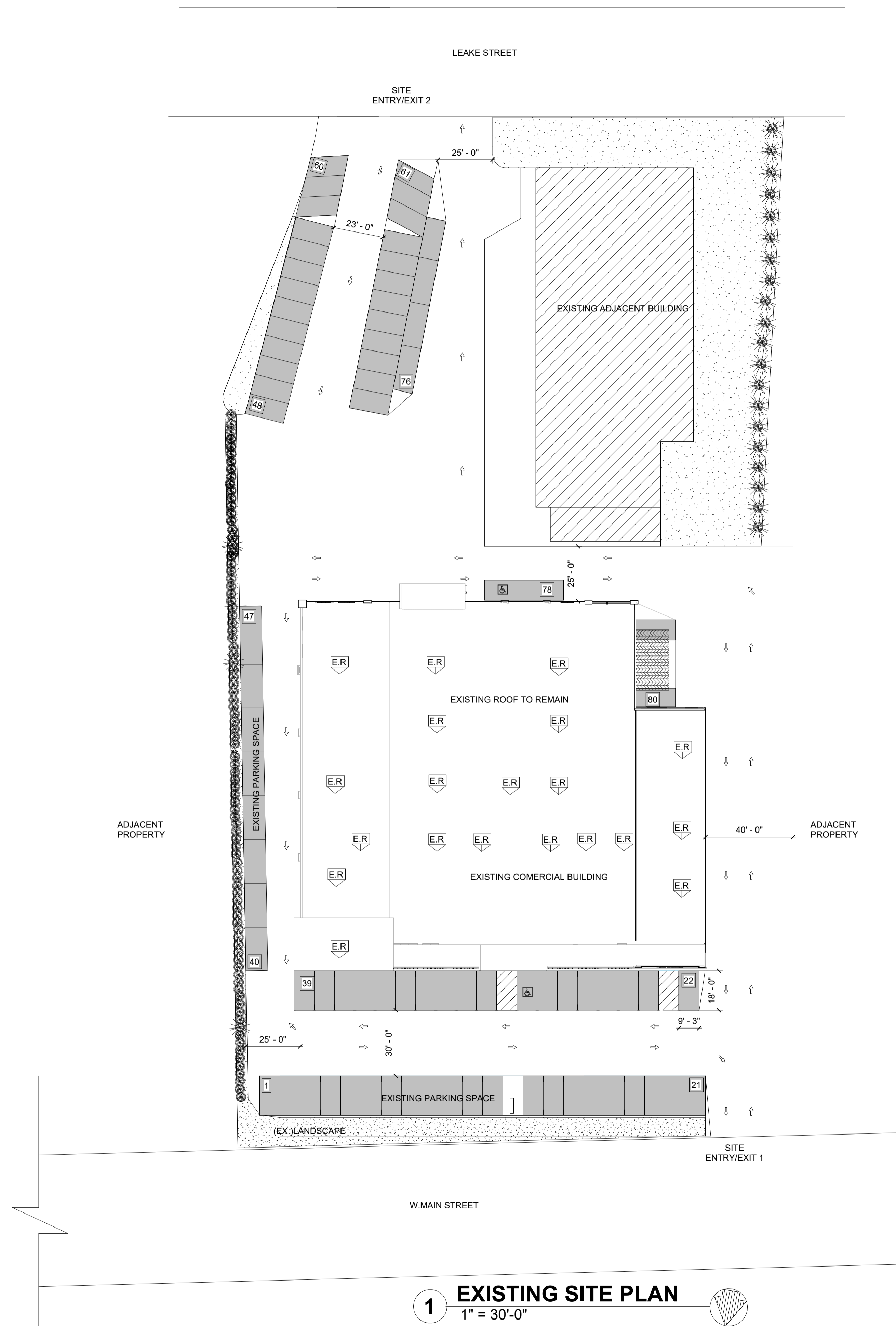
- A. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
- B. PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.
- C. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.

SITE SYMBOL

BUILDING EXIT/ ENTRY	
EXISTING ASPHALT PARKING	
PROPOSED ASPHALT PARKING	
EXISTING R.T.U UNITS	

NOTE TO GC:

- 1. ARCHITECTURAL SITE PLAN IS ONLY FOR REFERENCE TO SHOW THE EXISTING CONDITION OF THE SITE.
- 2. THERE IS ABSOLUTELY NO SITE WORK INVOLVED IN THIS PERMIT. EVERYTHING TO REMAIN UNALTERED.



3D RENDERINGS, LLC

ARCHITECTURAL SERVICES,
DESIGN CONSULTANTS

CONTACT: premrenderings@gmail.com
912.596.5807

DESIGNER

EXISTING SITE PLAN

AS.1.1

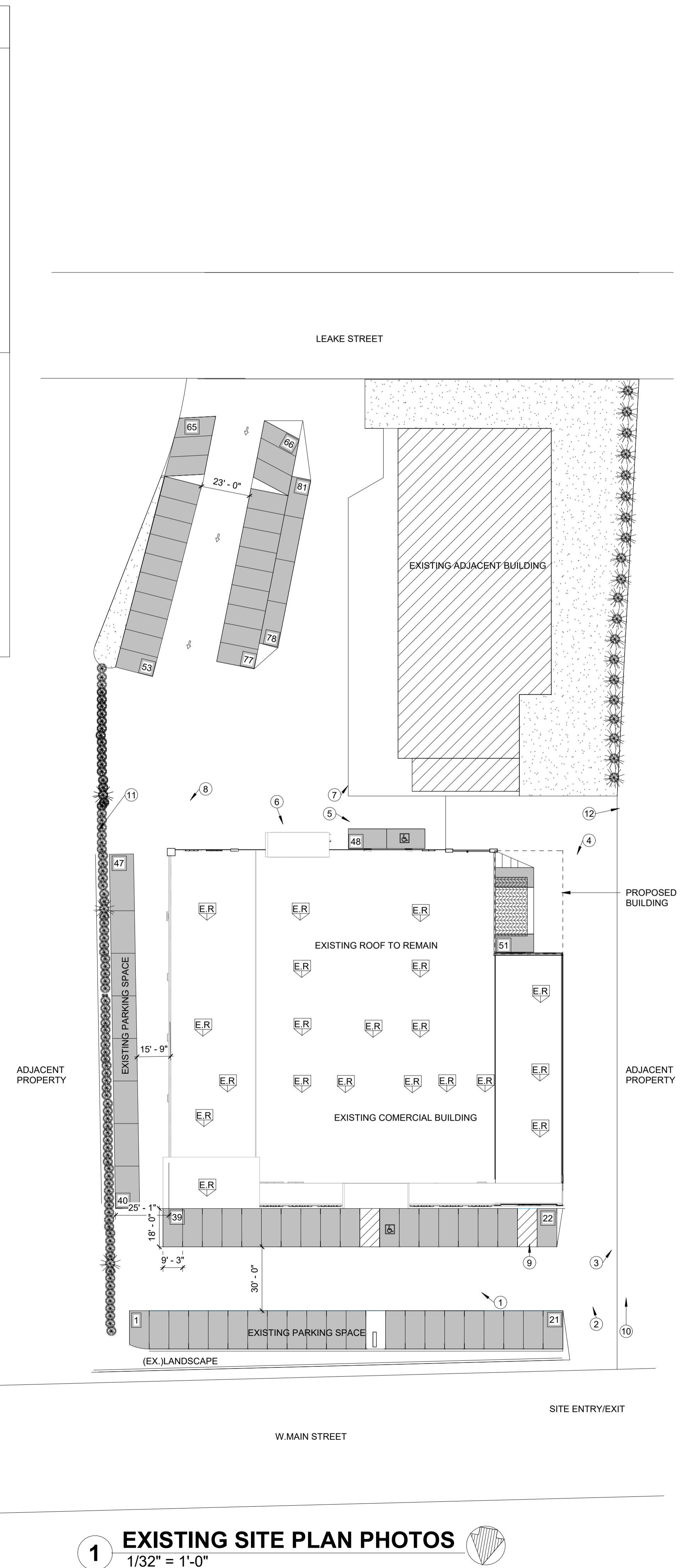
CHECKED : KP DRAWN : MO
RELEASED FOR CONSTRUCTION

PROPOSED TENANT IMPROVEMENT WORK FOR CARTERSVILLE SHOPPING CENTRE

162 W.MAIN STREET
SUITE #200
CARTERSVILLE, GA.30128

DRAWING RECORD	DESCRIPTION
07/16/2024	PERMIT SET

S.NO	PHOTO VIEW	S.NO	PHOTO VIEW	S.NO	PHOTO VIEW
1.		6.		11.	
2.		7.		12.	
3.		8.			
4.		9.			
5.		10.			



1 EXISTING SITE PLAN PHOTOS
1/32" = 1'-0"

3D RENDERINGS, LLC
ARCHITECTURAL SERVICES,
DESIGN CONSULTANTS
CONTACT:prerenderings@gmail.com
912.596.5807

DESIGNER
EXISTING SITE PLAN PHOTOS

AS.1.2
CHECKED : KP DRAWN : MO
RELEASED FOR CONSTRUCTION

PROPOSED TENANT IMPROVEMENT WORK FOR CARTERSVILLE SHOPPING CENTRE

162 W. MAIN STREET
SUITE #200
CARTERSVILLE, GA. 30128

DRAWING RECORD	DESCRIPTION
07/16/2024	PERMIT SET

GENERAL SITE PLAN NOTES

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SITE SYMBOL

BUILDING EXIT/ ENTRY	
EXISTING ASPHALT PARKING	
PROPOSED ASPHALT PARKING	
EXISTING R.T.U UNITS	

NOTE TO GC:

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- 2. THERE IS ABSOLUTELY NO SITE WORK INVOLVED IN THIS PERMIT. EVERYTHING TO REMAIN UNALTERED.

SITE PLAN KEY NOTES

- 1. PORTA POTTIES
- 2. STAGING AREA
- 3. RELOCATE THE EXISTING DUMPSTER

PARKING CALCULATION

ADDITIONS AND ENLARGEMENTS WITH NO CHANGE OF USE: OFF-STREET PARKING AND LOADING FACILITIES SHALL BE PROVIDED FOR ANY ADDITION TO OR ENLARGEMENT OF AN EXISTING BUILDING, EXISTING USE OR EXISTING MANNER OF OPERATION THAT WOULD RESULT IN ADDITIONAL PARKING AND LOADING SPACES BEING REQUIRED. THE ADDITIONAL PARKING AND LOADING SPACES SHALL BE REQUIRED ONLY IN PROPORTIONATE AMOUNT TO THE EXTENT OF THE ADDITION, ENLARGEMENT, OR CHANGE, NOT FOR THE ENTIRE BUILDING.

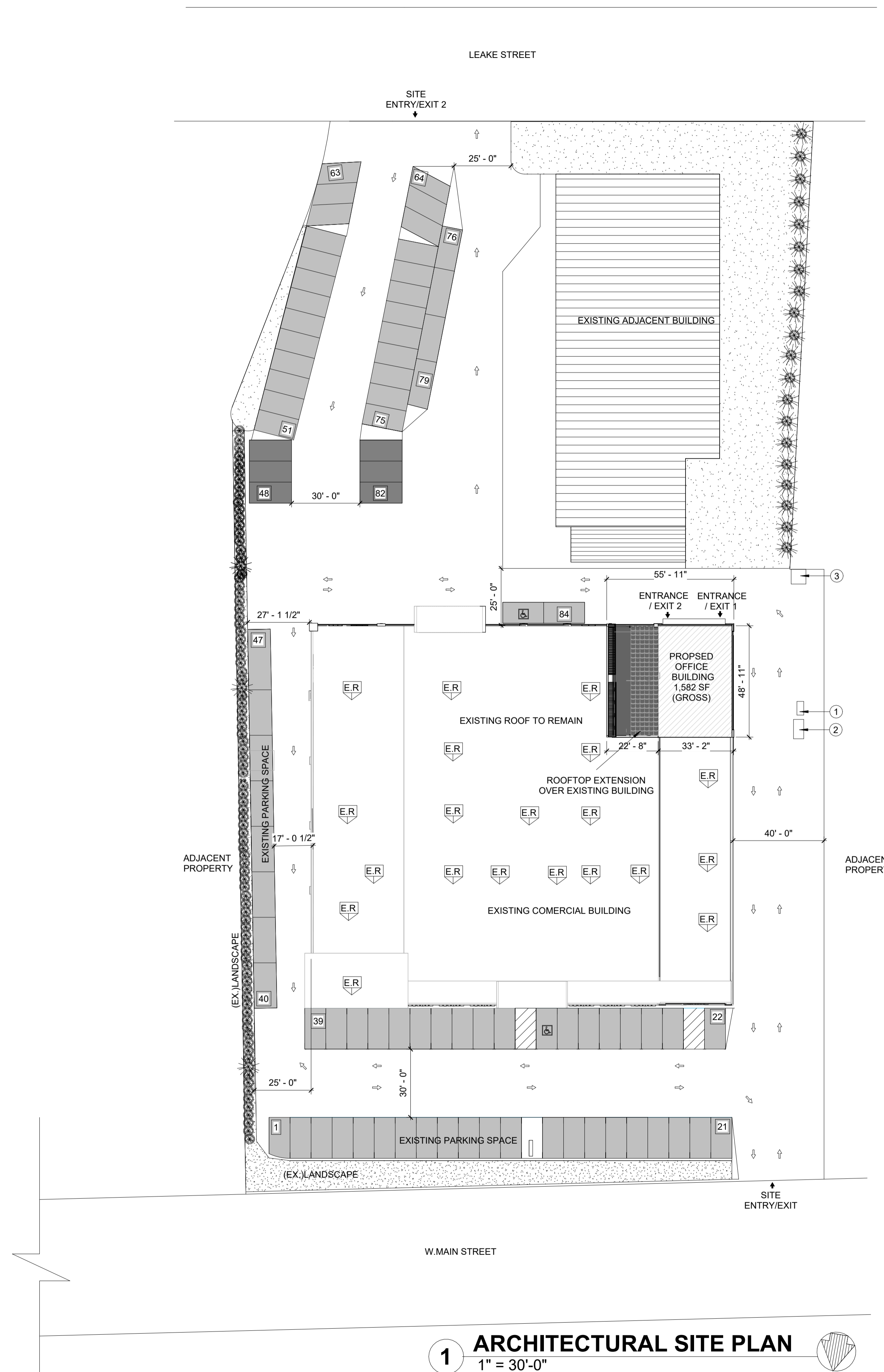
WITH RESPECT TO PARKING, WE NEED 1 SPACE FOR EVERY 200 SFT OF GFA.

GFA OF EXISTING BUILDING IS 27,573 SFT.
GFA OF NEW CONSTRUCTION IS 5,902 SFT.
TOTAL GFA OF THE PROPOSED BUILDING IS 33,475 SFT
NO OF PARKINGS REQUIRED FOR PROPOSED BUILDING IS 167

IN ANY EVENT, THE MINIMUM NUMBER OF PARKING SPACES PROVIDED SHALL BE NO LESS THAN 50 PERCENT OF THE MAXIMUM NUMBER AS IDENTIFIED.

TOTAL NO OF PARKING REQUIRED IS NOT LESS THAN 84

EXISTING NO. OF. PARKING PROVIDED IS 80.
NO OF PARKING REMOVED FOR CONSTRUCTION IS 2.
NO OF PARKING ADDED AS PER REQUIREMENTS IS 6.
TOTAL NO. OF PARKING PROVIDED ON NEW PROPOSED SITE IS 84.



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

3D RENDERINGS, LLC

ARCHITECTURAL SERVICES,
DESIGN CONSULTANTS
CONTACT: pre-renderings@gmail.com
912.596.5807

DESIGNER

ARCHITECTURAL SITE PLAN

AS.1.3

CHECKED : KP DRAWN : MO
RELEASED FOR CONSTRUCTION

INTERIOR PARTITION TYPES LEGEND

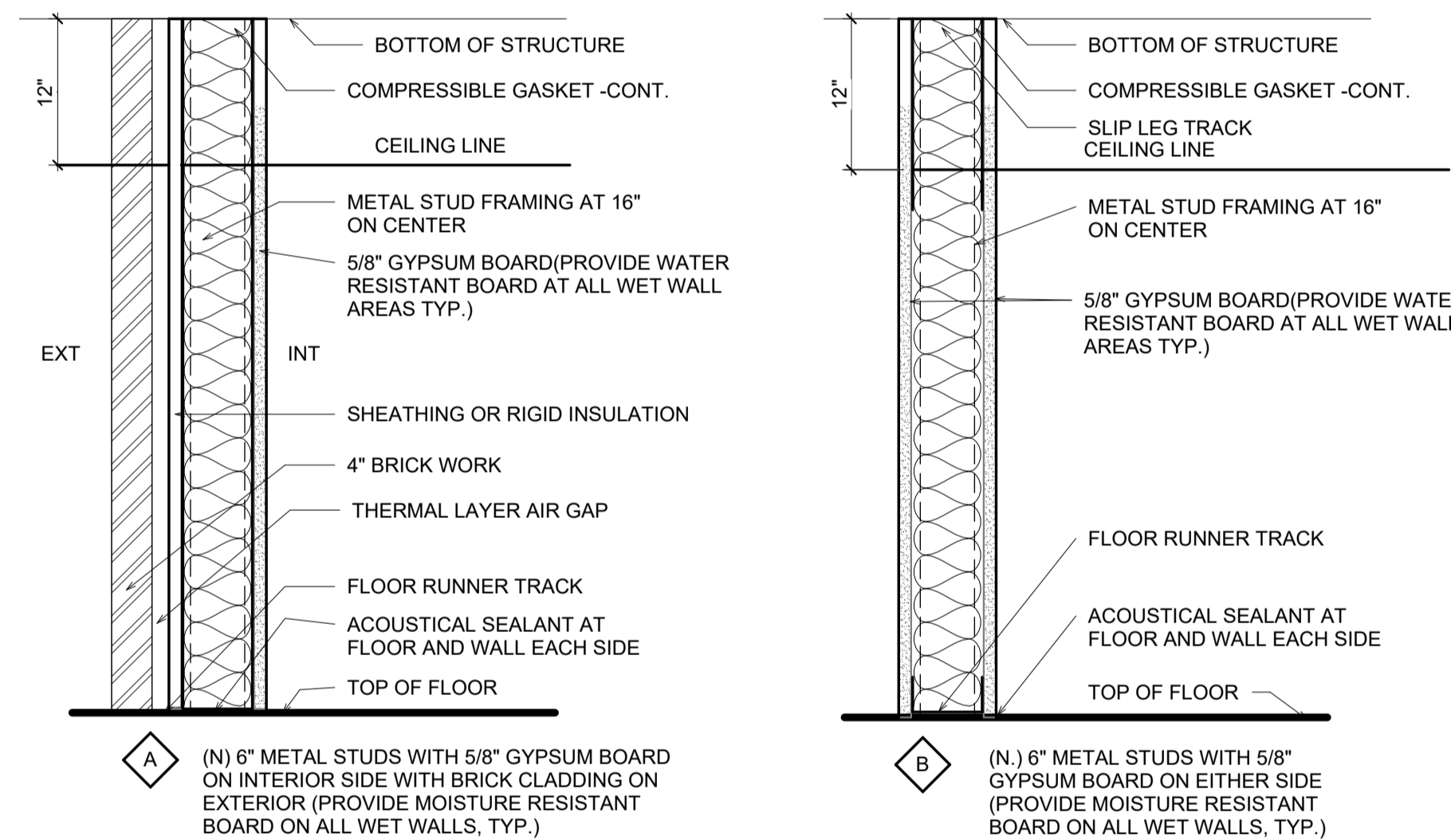
- EXISTING WALL TO REMAIN UNALTERED.
- NEW WALL - SEE WALL LEGEND FOR SPECIFIC TYPES

- A** WALL TYPE A - (TYPICAL EXTERIOR WALL)(EX.) 6" METAL STUD AT 16" O.C. "FROM SLAB TO THE UNDERSIDE OF THE STRUCTURE UNLESS OTHERWISE NOTED, WITH ONE LAYER 5/8" GWB ON INTERIOR SIDE OF THE WALL, WITH BRICK CLADDING ON EXTERIOR, TAPE AND FINISH AS REQUIRED.
- B** WALL TYPE B - (TYPICAL PARTITION) 6" METAL STUD AT 16" O.C. "FROM SLAB TO UNDERSIDE OF THE STRUCTURE - SEE STRUCTURAL DRAWINGS FOR DETAILS", UNLESS OTHERWISE NOTED, WITH BOTH OF THE WALL 5/8" GWB ON EITHER SIDE OF WALL, TAPE AND FINISH AS REQUIRED.
- C** WALL TYPE C - (TYPICAL PARTITION) 6" METAL STUD AT 16" O.C. "FROM SLAB TO 12" ABOVE THE CEILING - SEE STRUCTURAL DRAWINGS FOR DETAILS", UNLESS OTHERWISE NOTED, WITH BOTH OF THE WALL 5/8" GWB ON EITHER SIDE OF WALL, TAPE AND FINISH AS REQUIRED.

GENERAL SYMBOLS LEGEND

- ROOM NAME: 101 ROOM NAME / NUMBER
- 101 DOOR NUMBER (ROOM - DOOR)
- AX WALL TYPE INDICATOR
- D-1 KEYNOTE ITEM

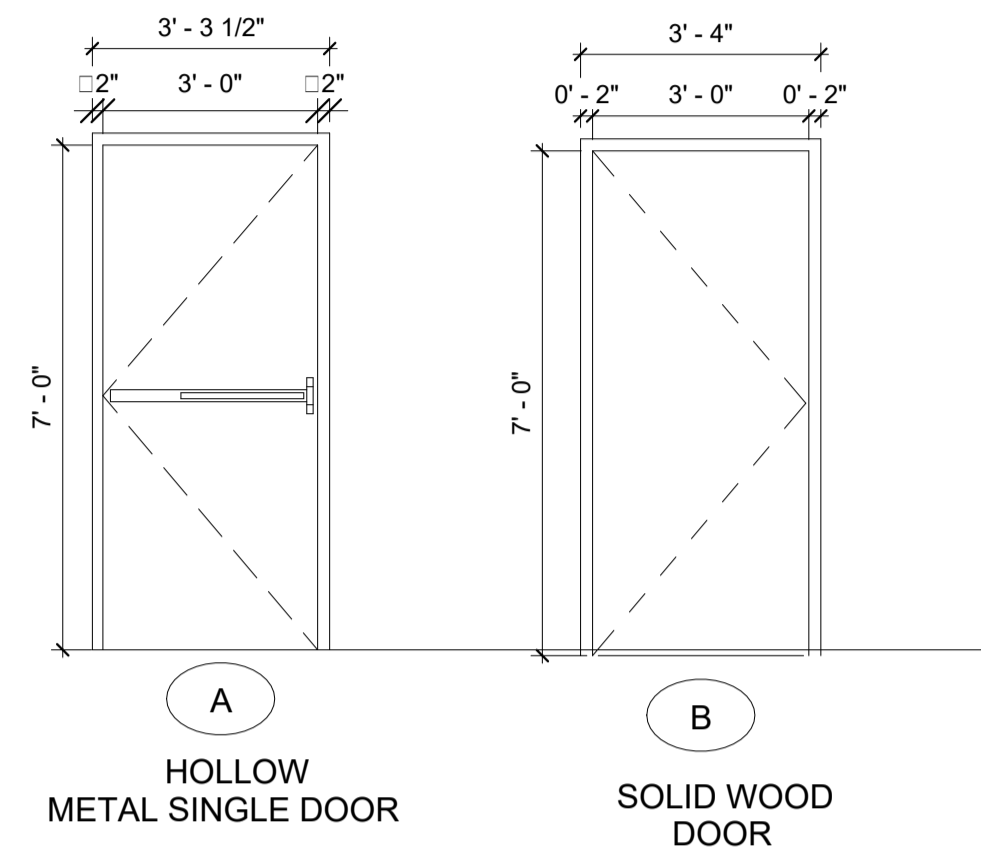
WALL PLAN LEGEND



DOOR SCHEDULE

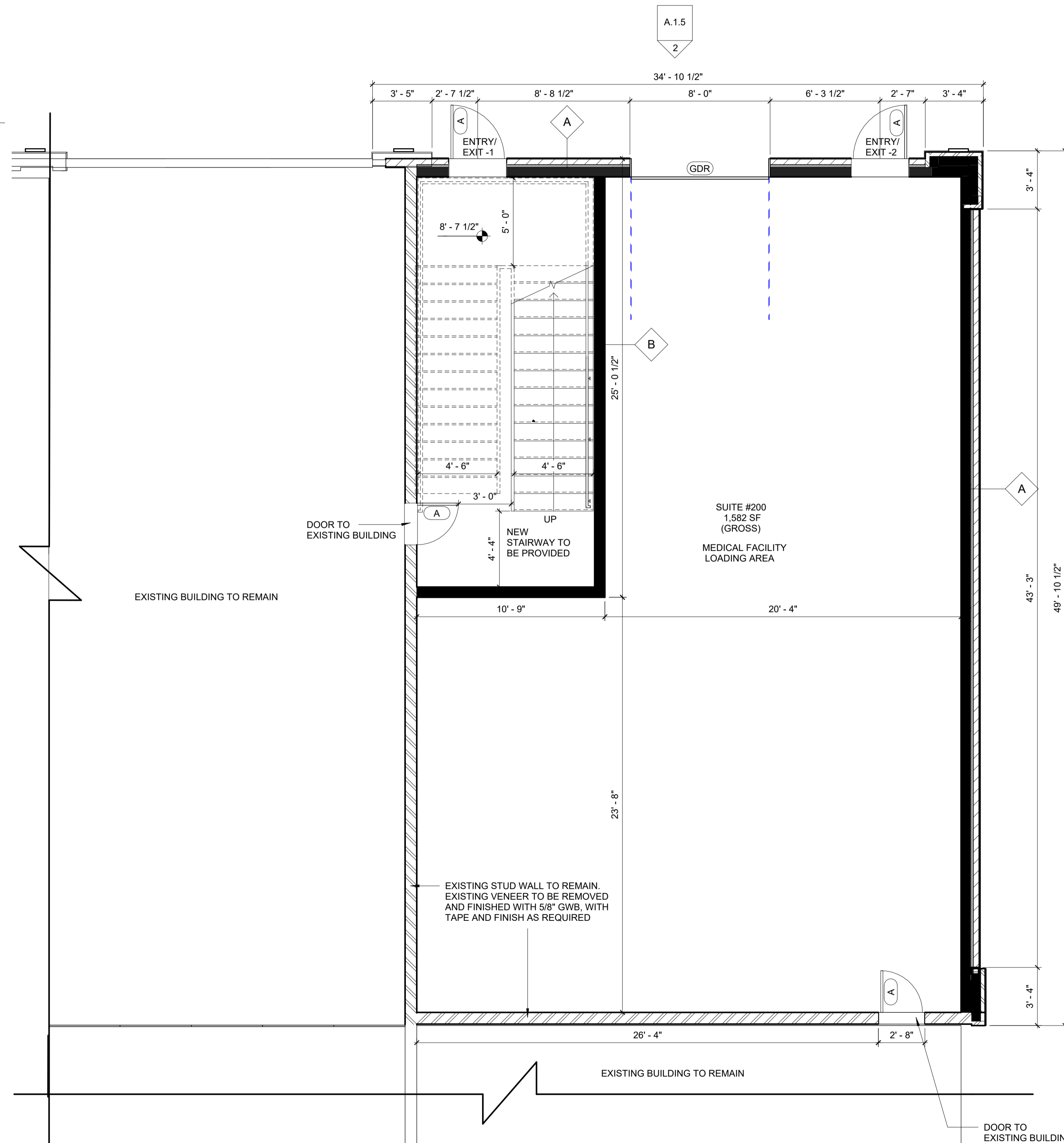
DOOR TYPE	SIZE			FRAME MATERIAL	DOOR MATERIAL	HARDWARE SET
	WIDTH	HEIGHT	THICKNESS			
A	3' - 0"	7' - 0"	0' - 1 3/4"	HM	HM	1
B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	HM	2

NOTE: GC TO MAKE SURE ALL DOORS HAVE 12" CLEAR AT THE PUSH SIDE AND 18" CLEAR AT THE PULL SIDE



HARDWARE SCHEDULE

SET	ITEM	
1.	<ul style="list-style-type: none"> 3'-0"x7'-0"x1 3/4" HOLLOW METAL DOOR, PAINTED 3 HINGES 3 SILENCERS 1 CLOSER 1 - LEVER TYPE DOOR HANDLE WITH CYLINDRICAL ENTRY LOCKSET (ADA COMPLIANT) HAGER COMPANY 3500 SERIES LEVER HANDLE AUGUST STYLE STAINLESS STEEL FINISH. LATCH OPERATED BY LEVER FROM INSIDE AT ALL TIMES. KNOCK-DOWN HOLLOW METAL FRAMES GASKETING DRIP EDGE DOOR VIEWER & DOOR SWEEP THRESHOLD HAGER OR EQUAL EXIT DEVICE - 4701 32D EXIT ONLY - PANIC / KEYED. DETEX OR EQUAL ALAM - EAX 500W 	2.
		<ul style="list-style-type: none"> 3'-0"x7'-0"x1 3/4" SOLID CORE WOOD, PAINTED 3 HINGES 3 GASKETING SILENCERS 1 SELF CLOSER 1 FLOOR MOUNTED DOOR STOP KNOCK-DOWN HOLLOW METAL FRAMES 1 ADA DOOR PULL BAR / PUSH PLATE



TYPICAL FLOOR PLAN NOTES:

- ALL INTERNAL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACES, UNLESS OTHERWISE NOTED.
- NOTIFY ARCHITECT IN WRITING OF CONFLICTS, DIMENSIONAL, OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.
- DOOR JAMB LOCATIONS SHALL BE TYPICAL FROM ADJACENT WALL, UNLESS OTHERWISE MENTIONED. MAINTAIN DOOR CLEARANCES AS REQUIRED.
- UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BE 1/4" UNLESS NOTED OTHERWISE

1 DIMENSIONED FIRST FLOOR PLAN

1/4" = 1'-0"

PROPOSED TENANT IMPROVEMENT WORK

FOR

CARTERSVILLE SHOPPING CENTRE

162 W. MAIN STREET
SUITE #200
CARTERSVILLE, GA. 30128

DRAWING RECORD	DESCRIPTION
07/16/2024	PERMIT SET

3D RENDERINGS, LLC

ARCHITECTURAL SERVICES,
DESIGN CONSULTANTS

CONTACT: pre-renderings@gmail.com
912.596.5807

DESIGNER

DIMENSIONED FIRST FLOOR PLAN

A.1.1

CHECKED : KP DRAWN : MO
RELEASED FOR CONSTRUCTION

INTERIOR PARTITION TYPES LEGEND

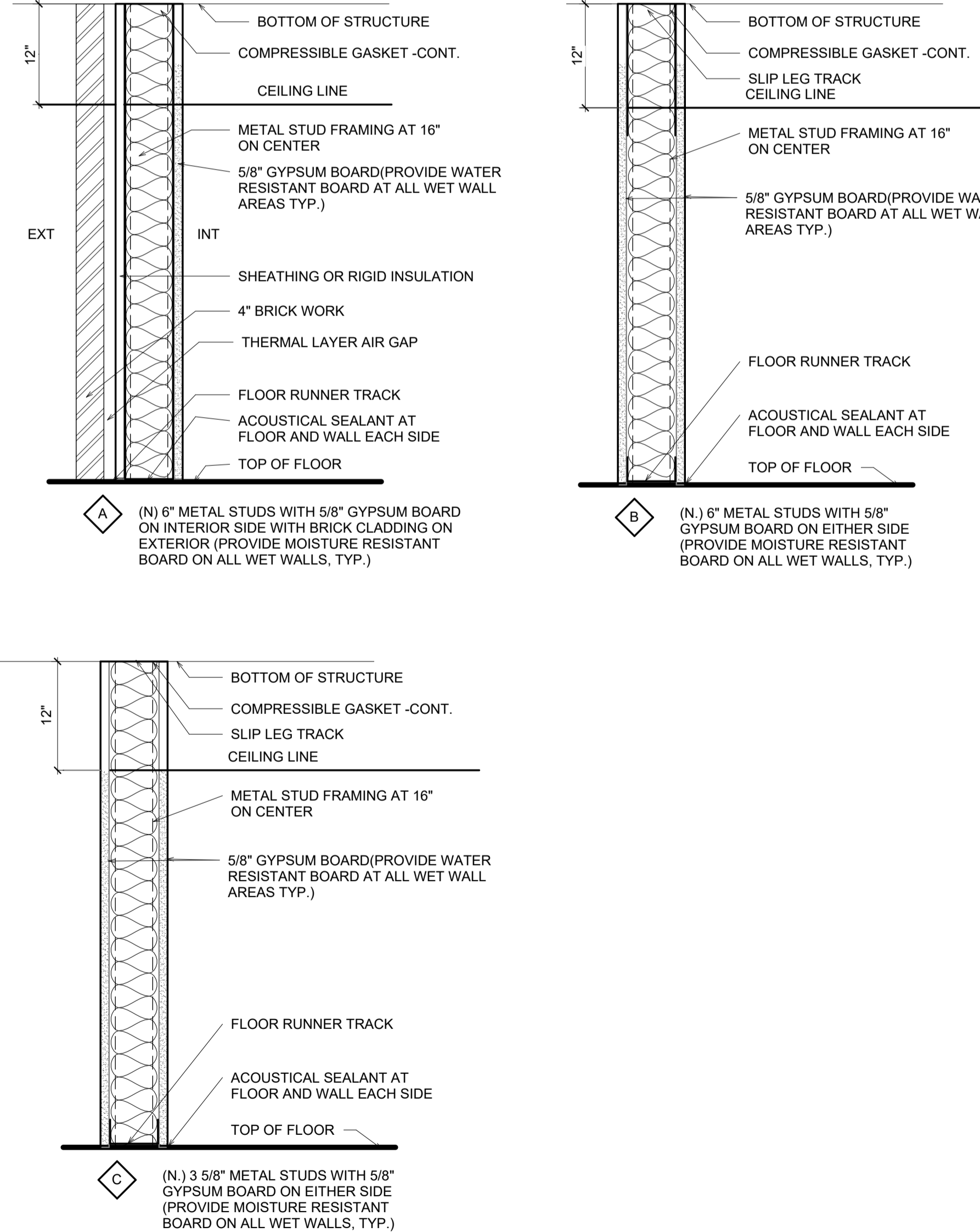
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GENERAL SYMBOLS LEGEND

- ROOM NAME: 101 ROOM NAME / NUMBER
- DOOR NUMBER (ROOM - DOOR): 101
- WALL TYPE INDICATOR: AX
- KEYNOTE ITEM: D-1

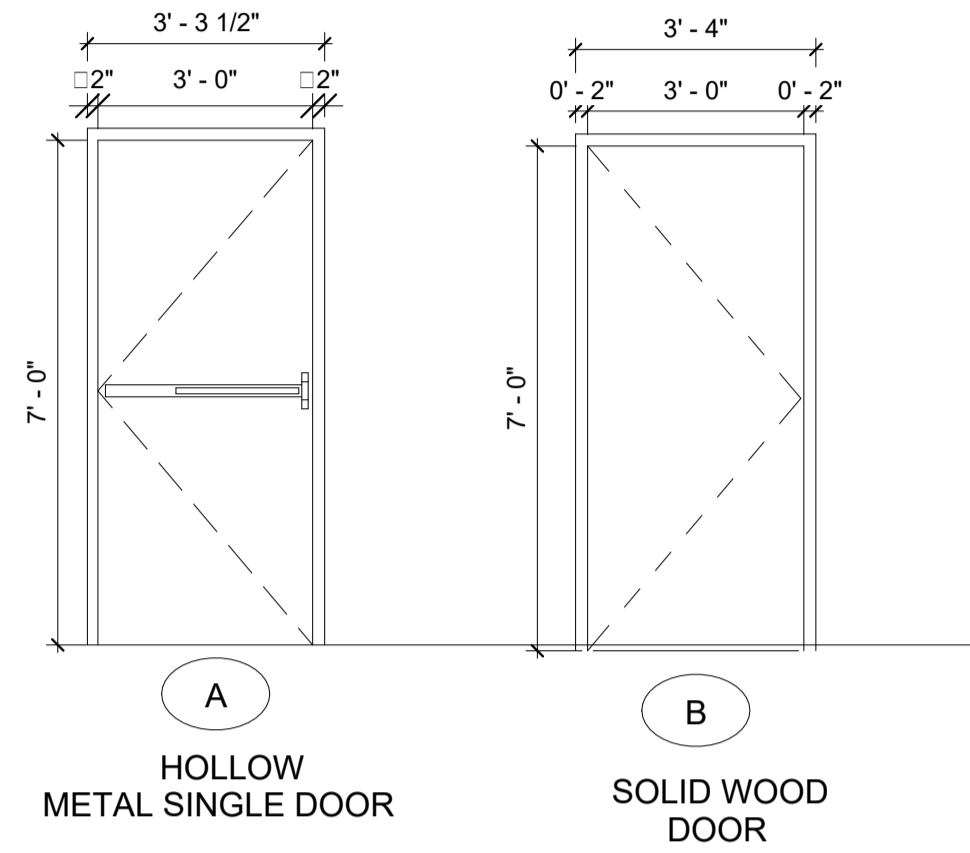
WALL PLAN LEGEND



DOOR SCHEDULE

DOOR TYPE	SIZE			FRAME MATERIAL	DOOR MATERIAL	HARDWARE SET
	WIDTH	HEIGHT	THICKNESS			
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NOTE: GC TO MAKE SURE ALL DOORS HAVE 12" CLEAR AT THE PUSH SIDE AND 18" CLEAR AT THE PULL SIDE

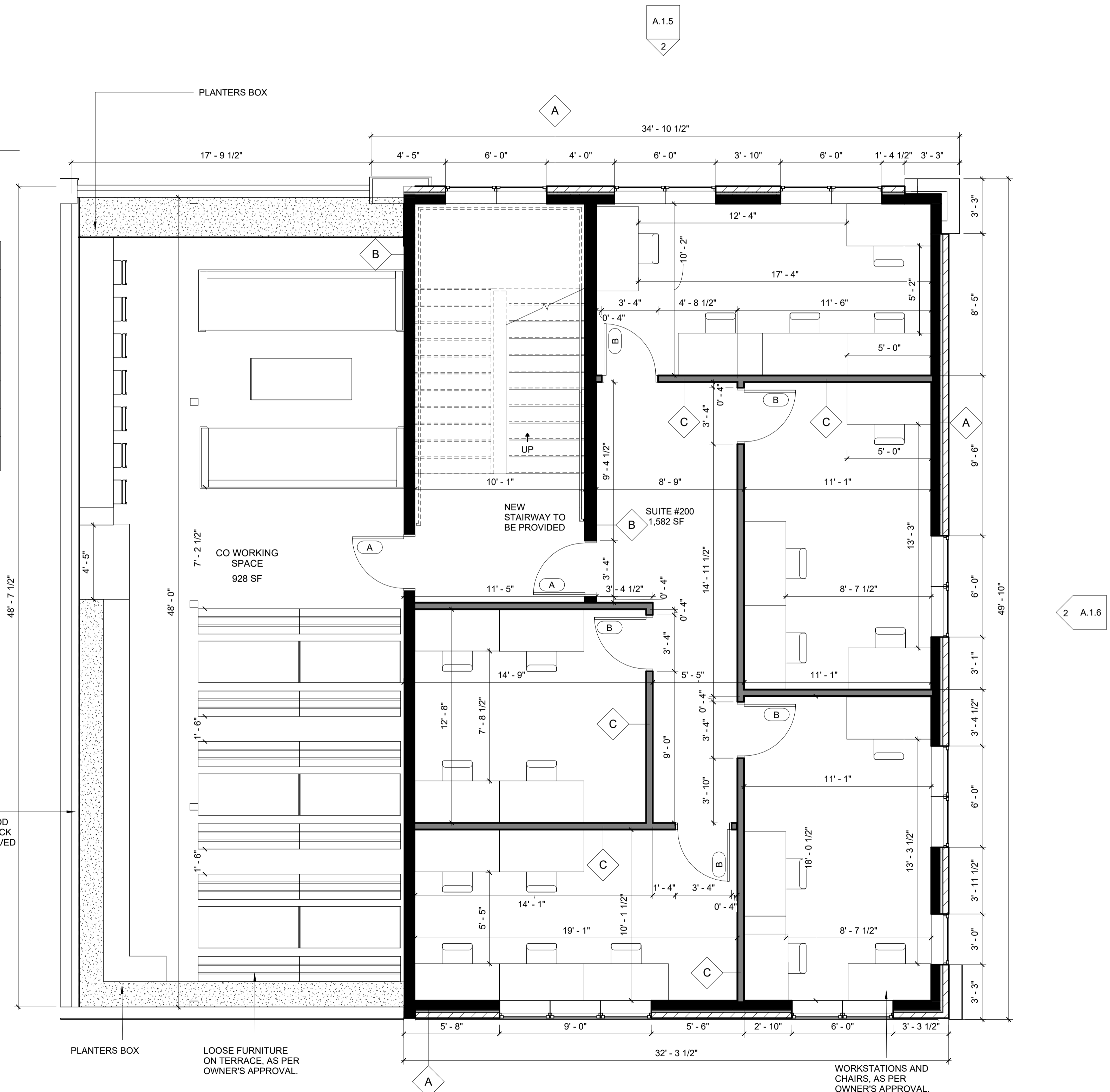


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HEAD COUNTS

ROOM NAME	NO OF PERSON
OFFICE 1	5
OFFICE 2	4
OFFICE 3	4
OFFICE 4	5
OFFICE 5	4
TOTAL HEADCOUNTS FOR THIRD FLOOR = 22	



1 DIMENSIONED SECOND FLOOR PLAN
1/4" = 1'-0"

TYPICAL FLOOR PLAN NOTES:

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- NOTIFY ARCHITECT IN WRITING OF CONFLICTS, DIMENSIONAL, OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.
- DOOR JAMB LOCATIONS SHALL BE TYPICAL FROM ADJACENT WALL, UNLESS OTHERWISE MENTIONED. MAINTAIN DOOR CLEARANCES AS REQUIRED.
- UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BE 1/4" UNLESS NOTED OTHERWISE

PROPOSED TENANT IMPROVEMENT WORK FOR CARTERSVILLE SHOPPING CENTRE

162 W. MAIN STREET
SUITE #200
CARTERSVILLE, GA. 30128

DRAWING RECORD	DESCRIPTION
07/16/2024	PERMIT SET

3D RENDERINGS, LLC
ARCHITECTURAL SERVICES,
DESIGN CONSULTANTS
CONTACT: premrenderings@gmail.com
912.596.5807

DIMENSIONED SECOND FLOOR PLAN

A.1.2
CHECKED : KP DRAWN : MO
RELEASED FOR CONSTRUCTION

INTERIOR PARTITION TYPES LEGEND

- EXISTING WALL TO REMAIN UNALTERED.
- NEW WALL - SEE WALL LEGEND FOR SPECIFIC TYPES

- A** WALL TYPE A - (TYPICAL EXTERIOR WALL)(EX.) 6" METAL STUD AT 16" O.C. "FROM SLAB TO THE UNDERSIDE OF THE STRUCTURE UNLESS OTHERWISE NOTED, WITH ONE LAYER 5/8" GWB ON INTERIOR SIDE OF THE WALL, WITH BRICK CLADDING ON EXTERIOR, TAPE AND FINISH AS REQUIRED.
- B** WALL TYPE B - (TYPICAL PARTITION) 6" METAL STUD AT 16" O.C. "FROM SLAB TO UNDERSIDE OF THE STRUCTURE - SEE STRUCTURAL DRAWINGS FOR DETAILS", UNLESS OTHERWISE NOTED, WITH BOTH OF THE WALL 5/8" GWB ON EITHER SIDE OF WALL, TAPE AND FINISH AS REQUIRED.
- C** WALL TYPE C - (TYPICAL PARTITION) 6" METAL STUD AT 16" O.C. "FROM SLAB TO 12" ABOVE THE CEILING - SEE STRUCTURAL DRAWINGS FOR DETAILS", UNLESS OTHERWISE NOTED, WITH BOTH OF THE WALL 5/8" GWB ON EITHER SIDE OF WALL, TAPE AND FINISH AS REQUIRED.

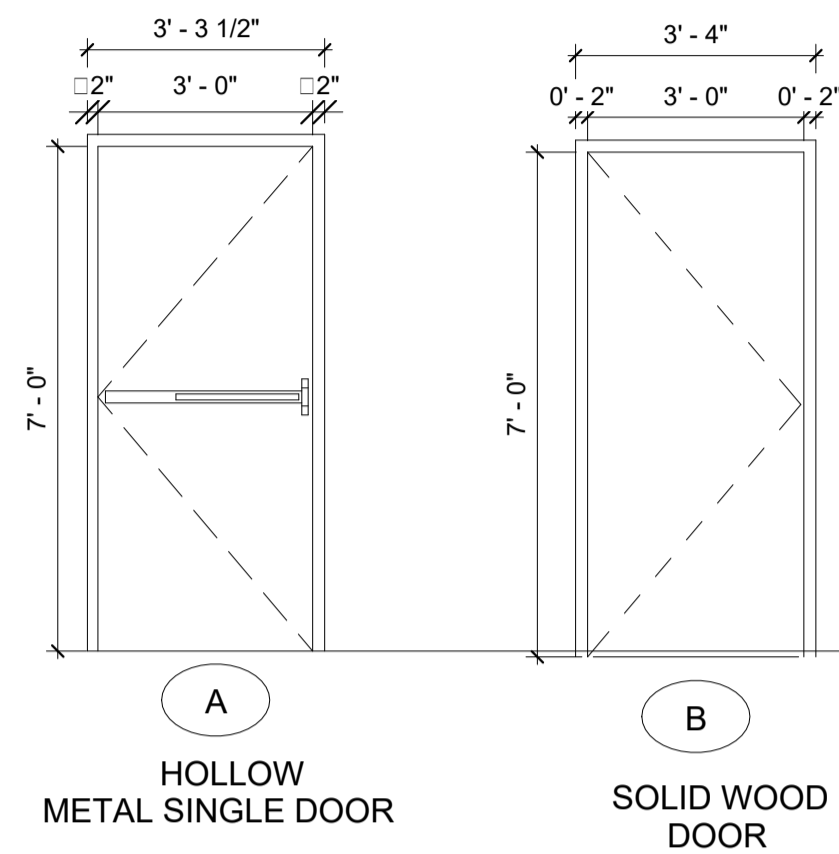
GENERAL SYMBOLS LEGEND

- ROOM NAME
- 101 ROOM NAME / NUMBER
- 101 DOOR NUMBER (ROOM - DOOR)
- AX WALL TYPE INDICATOR
- D-1 KEYNOTE ITEM

DOOR SCHEDULE

DOOR TYPE	SIZE			FRAME MATERIAL	DOOR MATERIAL	HARDWARE SET
	WIDTH	HEIGHT	THICKNESS			
A	3'-0"	7'-0"	0'-1 3/4"	HM	HM	1
B	3'-0"	7'-0"	0'-1 3/4"	HM	HM	2

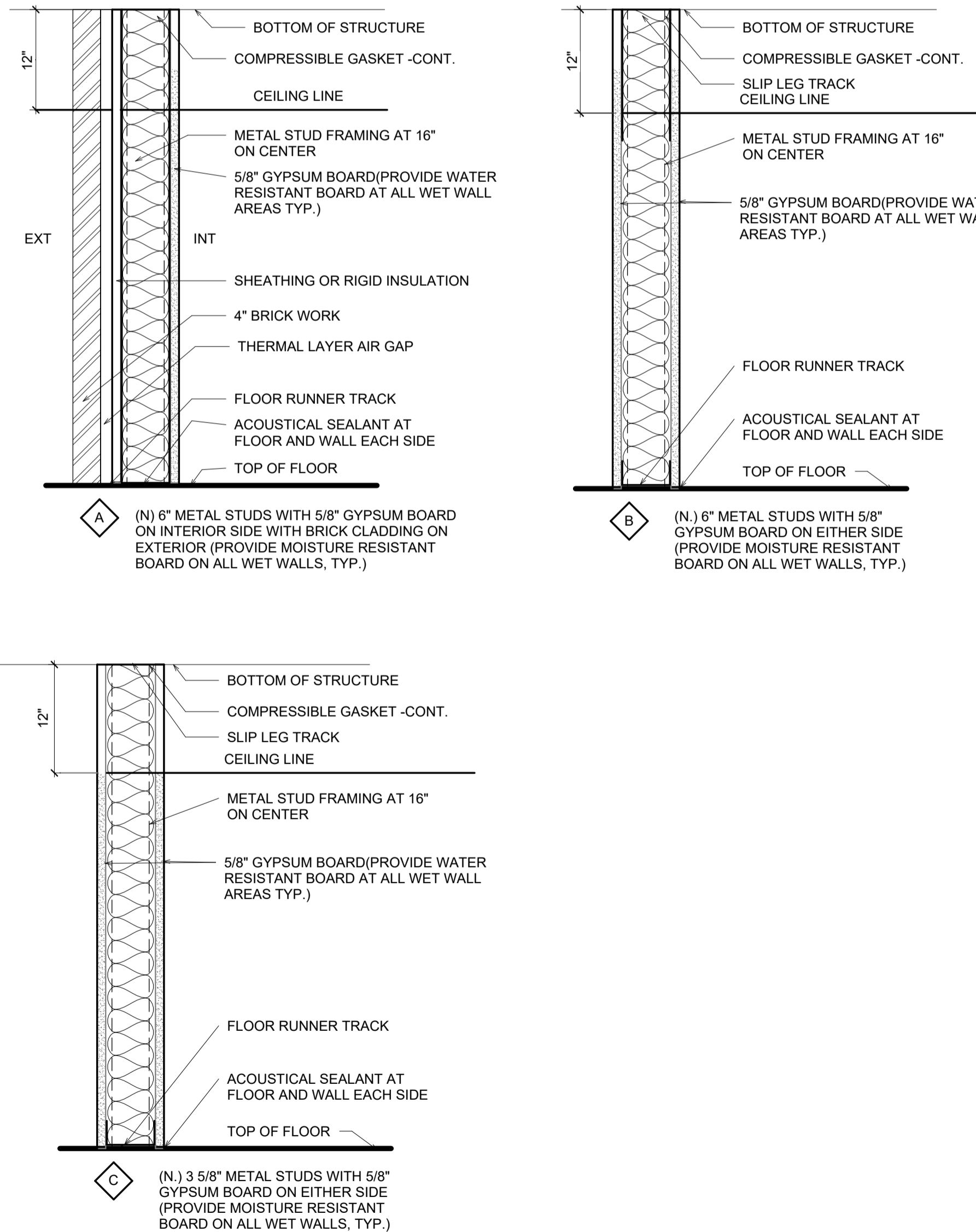
NOTE: GC TO MAKE SURE ALL DOORS HAVE 12" CLEAR AT THE PUSH SIDE AND 18" CLEAR AT THE PULL SIDE



HARDWARE SCHEDULE

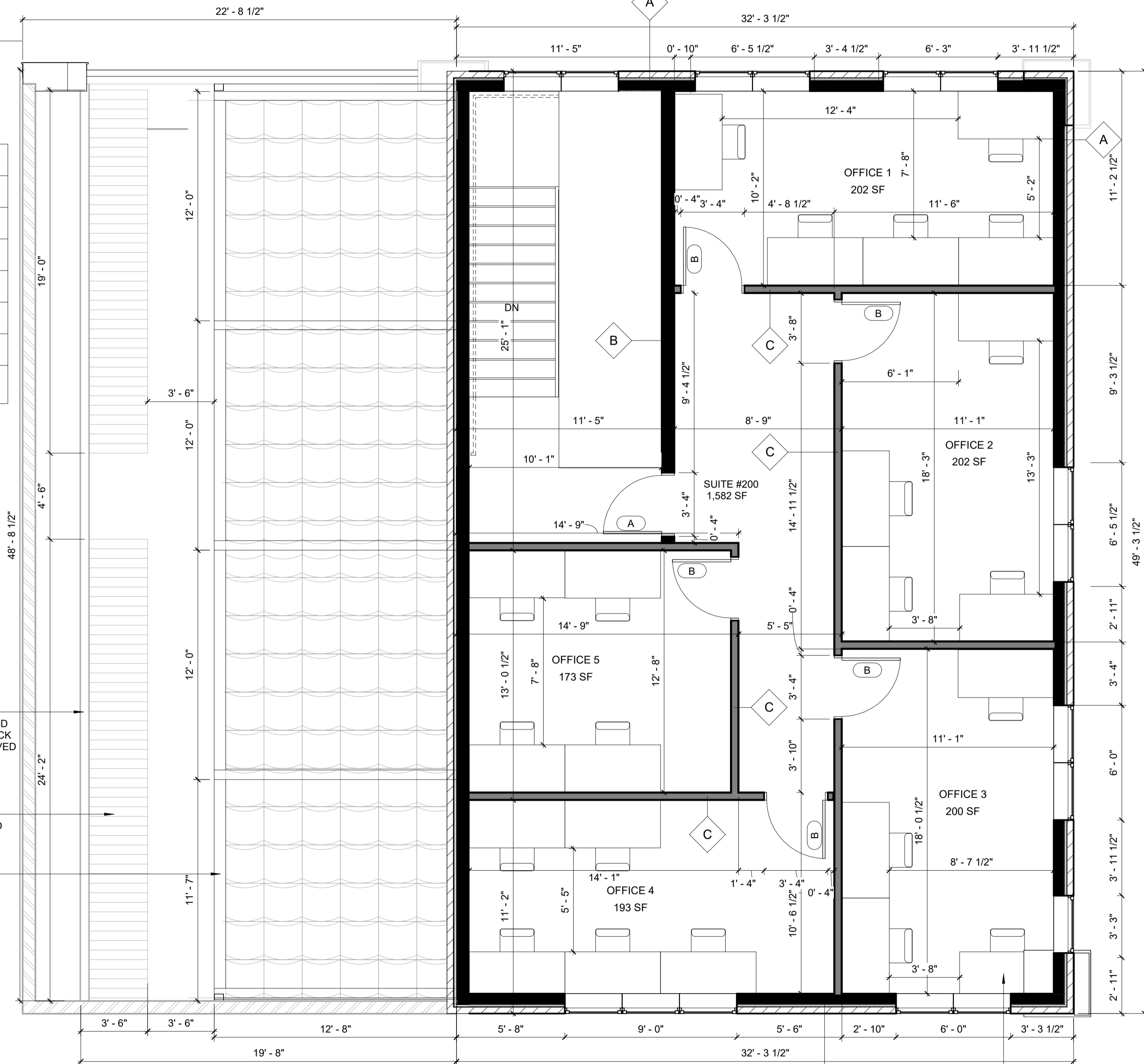
SET	ITEM
1.	<ul style="list-style-type: none"> 3'-0"x7'-0"x1 3/4" HOLLOW METAL DOOR, PAINTED 3 HINGES 3 SILENCERS 1 CLOSER 1 - LEVER TYPE DOOR HANDLE WITH CYLINDRICAL ENTRY LOCKSET (ADA COMPLIANT) HAGER COMPANY 3500 SERIES LEVER HANDLE AUGUST STYLE STAINLESS STEEL FINISH. LATCH OPERATED BY LEVER FROM INSIDE AT ALL TIMES. KNOCK-DOWN HOLLOW METAL FRAMES GASKETING DRIP EDGE DOOR VIEWER & DOOR SWEEP THRESHOLD HAGER OR EQUAL EXIT DEVICE - 4701 32D EXIT ONLY - PANIC / KEYED. DETEX OR EQUAL ALAM - EAX 500W
2.	<ul style="list-style-type: none"> 3'-0"x7'-0"x1 3/4" SOLID CORE WOOD, PAINTED 3 HINGES 3 GASKETING SILENCERS 1 SELF CLOSER 1 FLOOR MOUNTED DOOR STOP KNOCK-DOWN HOLLOW METAL FRAMES 1 ADA DOOR PULL BAR / PUSH PLATE

WALL PLAN LEGEND



HEAD COUNTS

ROOM NAME	NO OF PERSON
OFFICE 1	5
OFFICE 2	4
OFFICE 3	4
OFFICE 4	5
OFFICE 5	4
TOTAL HEADCOUNTS FOR THIRD FLOOR = 22	



1 DIMENSIONED THIRD FLOOR PLAN
1/4" = 1'-0"

PROPOSED TENANT IMPROVEMENT WORK
FOR
CARTERSVILLE SHOPPING CENTRE

162 W. MAIN STREET
SUITE #200
CARTERSVILLE, GA. 30128

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DESIGNER

DIMENSIONED THIRD FLOOR PLAN

A.1.3

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CEILING SYMBOLS LEGEND		
CALLOUT	LEGEND	DESCRIPTION
ACT		2 X 2 ACOUSTICAL TILE CEILING SYSTEM
LT1		2 X 2 LAY IN CEILING LIGHT FIXTURE
LT2		2 X 2 LAY IN EMERGENCY CEILING LIGHT FIXTURE
ES-1		EMERGENCY EXIT LIGHT , BATTERY POWERED, WALL / CEILING MOUNTED.
		CEILING HEIGHT
EX.		INDICATES EXISTING TO REMAIN

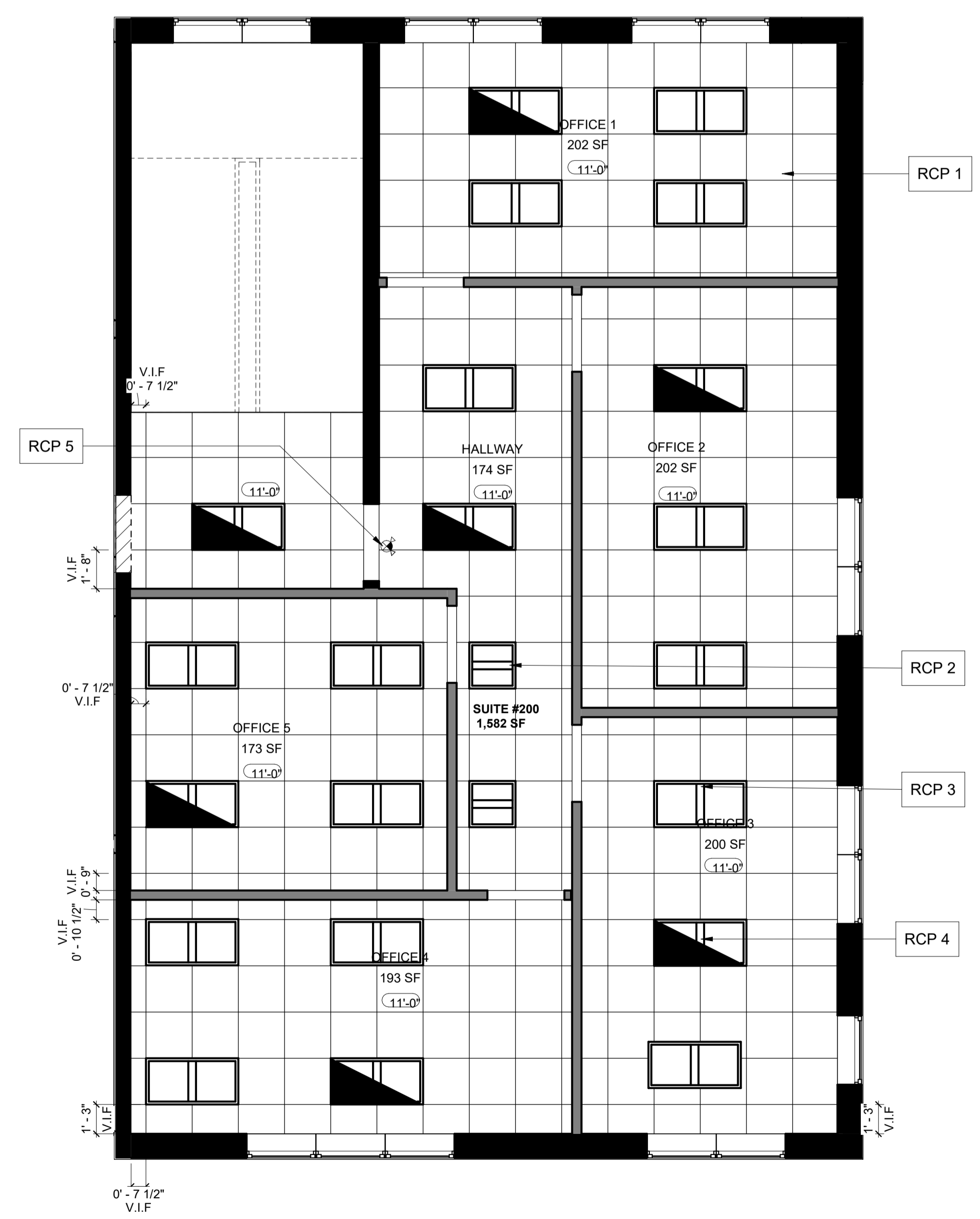
RCP NOTES LEGEND		
LETTER	NUMBER	DESCRIPTION
RCP	1	2 X 2 ACOUSTICAL CEILING TILE CEILING TO BE INSTALLED
RCP	2	2 X 2 CEILING LIGHT FIXTURE TO BE INSTALLED
RCP	3	2 X 4 LIGHT FIXTURE TO BE INSTALLED .
RCP	4	2 X 4 EMERGENCY EGRESS LIGHT FIXTURE TO BE INSTALLED
RCP	5	EMERGENCY EXIT SIGN, TO BE INSTALLED ABOVE THE ENTRY/EXIT DOOR.

TYPICAL REFLECTED CEILING PLAN NOTES	
1.	VERIFY ALL CEILING-MOUNTED EQUIPMENT, FIXTURES THAT ARE SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS.
2.	DIMENSIONS SHOWN FOR FIXTURES ARE TO THE CENTER OF THE FIXTURE UNLESS NOTED OTHERWISE.
3.	EXIT SIGN AND EMERGENCY LIGHT SHALL BE ON THE SAME CIRCUIT AS THE AREA FEEDING THE LIGHTING FOR THAT AREA. 2020 NFPA 70, SECTION 700.12 F(2) (3), THE BRANCH CIRCUIT FEEDING THE UNIT EQUIPMENT SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.
4.	CEILING GRID TO BE CENTERED TO THE ROOM. MAINTAIN 6" MINIMUM CEILING TILE WIDTH AT THE PERIMETER, UNLESS OTHERWISE NOTED
5.	ALL CEILING HEIGHTS TO BE AT 11' 0" UNLESS OTHERWISE NOTED

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1 TYPICAL REFLECTED CEILING PLAN
1/4" = 1'-0"

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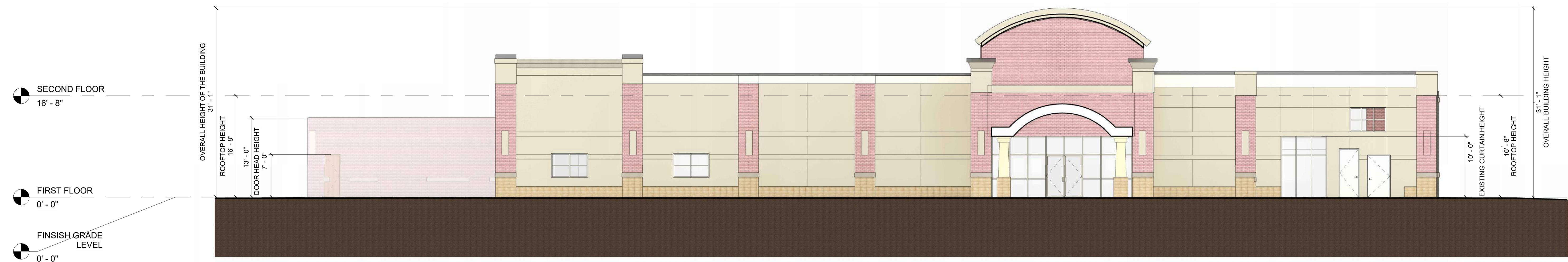
DESIGNER
TYPICAL REFLECTED CEILING PLAN

A.1.4
CHECKED : KP DRAWN : MO
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PROPOSED TENANT IMPROVEMENT WORK
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1 EXISTING NORTH ELEVATION
1 : 100



2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGENDS	
AW	PRE-FINISHED METAL AWNING - FINISH COLOUR - BLACK/ BRONZE
AW2	PRE-FINISHED METAL TRELLIS FRAME -FINISH COLOUR - BLACK/ BRONZE
BR	BRICK VENEER - TO MATCH EXISTING
E	EIFS DRYVIT - COLOR TO MATCH EXISTING
MC	PRE-FINISHED METAL COPING - BLACK/BRONZE
MV	CONCRETE SPLIT FACE STONE
P	PAINT - COLOR TO MATCH EIFS
W	PREFINISHED ALUMINUM WINDOWS WITH BLACK ANODIZED FRAME.

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DESIGNER

ELEVATIONS

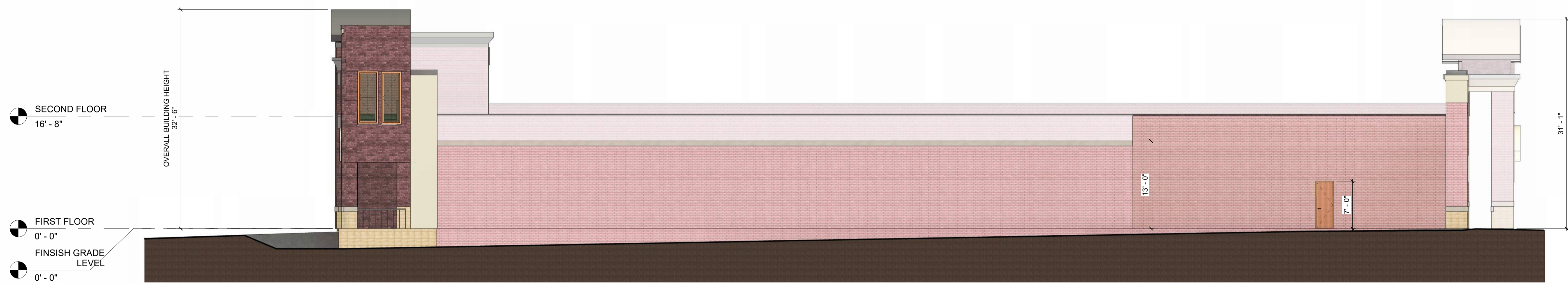
A.1.5

CHECKED : KP DRAWN : MO
RELEASED FOR CONSTRUCTION

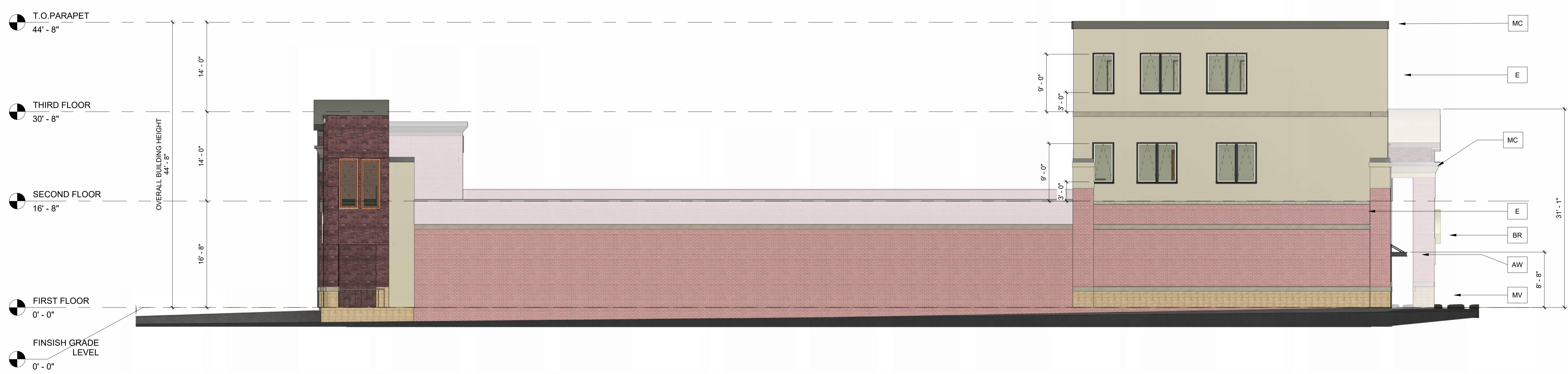
**PROPOSED TENANT
IMPROVEMENT
WORK**
FOR
**CARTERSVILLE
SHOPPING CENTRE**

162 W. MAIN STREET
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DRAWING RECORD	DESCRIPTION
07/16/2024	PERMIT SET



1 EXISTING EAST ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
1/8" = 1'-0"

ELEVATION LEGENDS	
AW	PRE-FINISHED METAL AWNING - FINISH COLOUR - BLACK/ BRONZE
AW2	PRE-FINISHED METAL TRELLIS FRAME -FINISH COLOUR - BLACK/ BRONZE
BR	BRICK VENEER - TO MATCH EXISTING
E	EIFS DRYVIT - COLOR TO MATCH EXISTING
MC	PRE-FINISHED METAL COPING - BLACK/BRONZE
MV	CONCRETE SPLIT FACE STONE
P	PAINT - COLOR TO MATCH EIFS
W	PREFINISHED ALUMINUM WINDOWS WITH BLACK ANODIZED FRAME.

**3D RENDERINGS,
LLC**

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ELEVATIONS

A.1.6

CHECKED : KP DRAWN : MO
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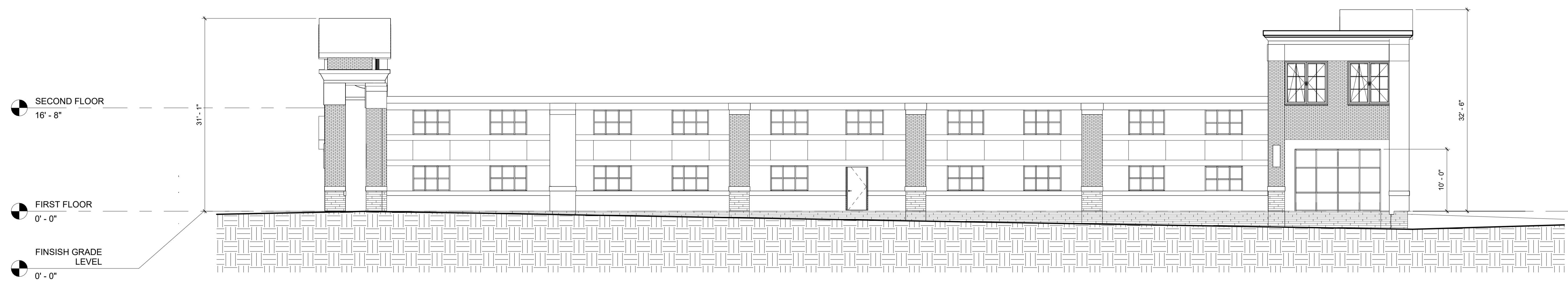
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1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 EXISTING WEST ELEVATION
1 : 100

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DESIGNER

ELEVATIONS

A.1.7

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DRAWING RECORD	DESCRIPTION
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- THERMO FLUTED WOOD CLADDING-"THERMO RADIATA" BY WOODPLANK
- SLIDE ON WIRE AWNINGS
- WOODEN SIDING-FRASER WOOD SIDING "BEVEL CLASSIC"
- PAINTED GRAFFITI OVER BRICK VENEER
- BRICK VENEER-GLEN GERY BRICK "BARELY GREY KLAYCOAT"
- WOODED FLOORING "OAK WHITE FROST BY" SPAN FLOORS
- CONCRETE FLOORING

1 View 1



- SLIDE ON WIRE AWNINGS
- THERMO FLUTED WOOD CLADDING-"THERMO RADIATA" BY WOODPLANK
- BRICK VENEER-GLEN GERY BRICK "BARELY GREY KLAYCOAT"
- CONCRETE FLOORING
- WOODED FLOORING "OAK WHITE FROST BY" SPAN FLOORS

2 View 2

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3D VIEWS

A.2.1

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1 View 1



2 View 2

(N.) WOODEN SIDING-FRASER WOOD SIDING "BEVEL CLASSIC"

SLIDE ON WIRE AWNINGS

PAINTED GRAFFITI OVER BRICK VENEER

BRICK VENEER-GLEN GERY BRICK "BARELY GREY KLAYCOAT"

CONCRETE FLOORING

(N.)BRICK VENEER-GLEN GERY BRICK "BARELY GREY KLAYCOAT"

SLIDE ON WIRE AWNINGS

WOODEN SIDING-FRASER WOOD SIDING "BEVEL CLASSIC"

WOODED FLOORING "OAK WHITE FROST BY" SPAN FLOORS

CONCRETE FLOORING

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3D VIEWS

A.2.2

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