



**CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
MEETING**

Council Chambers, Third Floor of City Hall
Tuesday, September 20, 2022 at 5:30 PM

AGENDA

COMMISSIONERS:

Greg Frisbee – Chair
Becky Carr
Brad Galland
Larry Gregory
Vandi White

CITY PLANNER:

David Hardegree

CITY CLERK:

Julia Drake

DEPUTY CITY CLERK:

Samantha Fincher

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of August Meeting Minutes

CERTIFICATE OF PRESERVATION

2. COP22-16. 429 W Main St. Applicant: Bartow County Library System
3. COP22-17. 32 Cassville Rd. Applicant: Hudson & Co. LLC

STAFF OR COMMITTEE COMMENTS

OTHER

The next meeting of the Historic Preservation Commission will be October 18th. 5:30pm.

ADJOURNMENT

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

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



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	September 20, 2022
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Approval of August Meeting Minutes
DEPARTMENT SUMMARY RECOMMENDATION:	For review and approval
LEGAL:	N/A

Historic Preservation Commission Meeting
10 N. Public Square
August 16, 2022
5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee at 5:30PM

Present: Greg Frisbee, Becky Carr, Vandi White, Lynne Pritchett
Staff Present: David Hardegree, Julia Drake, Zack Arnold, and David Archer
Absent: Brad Galland, Larry Gregory

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 July 19, 2022. Board Member White seconded the motion. Motion carried unanimously. Vote: 4-0

2. COP21-11 REV-2. 7 Oakland St. Applicant: Andrew Pettit

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director, stated that the applicant would like to add a window and construct a front porch.

Project description:

- 1. Add (1) double window to the Oakland St. bedroom (left side of house) to match existing windows in place on the Poplar St wall.
- 2. Construct front porch originally approved 4-20-21.

Chairman Frisbee opened the floor for discussion.

Jeff Glover, the applicant and contractor, came forward to answer questions from the Board.

Board Member White inquired if there would be two (2) front doors according to the plan presented to which Mr. Glover stated that there would not be. Instead, there would be shutters added to the windows on the front of the house.

Chairman Frisbee asked if the rear chimney was still in the scope of work. Mr. Glover stated that at this time, it is not.

Board Member Pritchett made a motion to approve COP21-11 Rev-2. Board Member Carr seconded the motion. Vote: 4-0

3. COP22-15 REV-1. 315 West Ave. Applicant: Joe and Candy Bartlett

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree, stated that Revision # 1 is to extend the rear of the house and reconfigure the floor plan to expand the kitchen and laundry room and add a master bath. Add a deck to the rear of the house. Reconfigure front door and window layout.

Project Description:

Rear of House

1. Remove existing shed roof
2. Add Master Bath
3. Expand Laundry Room, approx. 4ft.
4. Expand Kitchen, approx. 8ft.
5. Remove gable roof over kitchen
6. Add new shed roof over rear additions. 3/12 pitch.
7. Add asphalt shingles to shed roof.
8. New exterior walls will be cement board and match the existing siding dimensions
9. Re-use 3/1, wood windows from the existing rear wall. Qty= 3 to 5.
10. Replace existing block glass window over the r bathroom (driveway side) with salvaged 3/1 window from the rear of the house.
11. Remove the concrete patio and construct a deck.

Other:

1. Relocate front door to be aligned with walkway.
2. Replace the place solid front door with a half-light front door.
3. Relocate (1) window on the left side of the f front door to the right side.

Chairman Frisbee opened the floor for discussion.

Mr. Glover came forward to answer questions from the Board and stated the purpose of the construction for the rear of the house was to construct it properly as it was previously constructed on open cinder blocks. Furthermore, he stated that the inside configuration would not change but will be brought up to code for energy, plumbing, electrical, and HVAC.

Board Member Pritchett stated that two (2) neighbors have commented that since work had begun, it already looks much better.

Board Member Pritchett made a motion to approve COP22-15 Rev 1. Board Member Carr seconded the motion. Vote: 4-0

STAFF OR COMMITTEE COMMENTS

Mr. Hardegree stated that this would be Board Member Pritchett’s final meeting as she has resigned from the Historic Preservation Committee and thanked her for her dedication to the Board over the past 8 years. In continuing, he stated that the Board would now be down two (2) members and asked for recommendations for new members.

In closing, Mr. Hardegree stated that Assistant City Attorney, Keith Lovell, was in the hospital and was very sick.

David Archer, City Attorney, stated that Keith was in critical condition and prayers were needed.

Chairman Frisbee adjourned the meeting at 5:53PM

/s/ _____
Greg Frisbee
Chairman

DRAFT



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	September 20th, 2022
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP22-16. 429 W Main St. Applicant: Bartow County Library System
DEPARTMENT SUMMARY RECOMMENDATION:	Add amphitheater to library property along School St. Variance also needed.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP22-16

HPC Meeting – 9.20.2022

Application Information

Address: 429 W Main St.
 Applicant: Bartow County Library System.
 Historic District: West End
 Zoning: P-I
 Setbacks: Front= 20ft.

Brief Description: Add amphitheater, Approx. 30ft x 35ft. in the front yard of a multi-frontage lot.

Applicable Guidelines to Consider

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

Project Description:

1. Add amphitheater, approx. 30ft x 35ft.
2. Materials to be brick and concrete.
3. (Optional) Add metal beams for a roof structure. Could be reviewed at a later date if the roof structure is needed.

History of the Property:

Bartow County Tax Records show library constructed in 2006.

No COPs on file.

Analysis of the COP:

The Structure is non-historic, non-contributing.
Type: Modern. Style: Undetermined.

The Bartow County Library System in coordination with Art in Bartow are proposing a new amphitheater adjacent to School Street on the library property. The small performing arts and lecture space- a Performance Patio- will occupy an approx. footprint of 30ft x 35ft. and will utilize the large library lawn as seating area for performances and lectures. The structure will have a masonry floor with an approximate 8ft. wall enclosing the rear of the stage area along School St. The structure will be made of brick and concrete.

Landscaping will enhance the structure.

Steel beams are proposed for the roof structure that would support the addition of audio/ visual enhancements. The roof is optional at this time and may not be a consideration based on a conversation with Carmen Sims, Library Director. The roof structure is shown on the site and architectural plans.

A variance will also be needed for this project as the structure is being placed in the front yard along School Street. The variance will be heard at the Oct. 13th BZA meeting. Case No. V22-20.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof		Steel or like material
Siding		
Windows		
Doors		
Exterior Lighting		
Foundation		Concrete/ brick
Walls		Concrete/ brick
Steps		Concrete/ brick
Porches		
Ornamentation		

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.

The City Council of the City of Cartersville adopts the West End Historic District as indicated herein.

(a) *Boundaries.* The boundaries of the West End Historic District as indicated herein.

The West End District encompasses an area commencing with the property at the NW corner of the intersection of West Main Street and Bartow Street. The district continues SW on Etowah Drive to the intersection with Lee Street then west to include the properties on the north side on Lee Street (approximately eight (8) properties). The boundary then extends west to the intersection of Woodland Drive and Terrell Drive (includes the properties on the south side of West Avenue (SR 61/113). The district turns north and west for approximately four (4) properties to West Avenue (Highway 113). The district boundary turns west onto West Avenue (SR 61/113) past Attaway Drive. The boundary to Elm Street then east to Knight Way and Knight Street the intersection with Lee Street. The boundary extends north on Lee Street to West Cherokee Avenue. The boundary extends east on West Cherokee Avenue to School Street then south on School Street to Tabernacle Street. The boundary then follows east on Tabernacle Street to Bartow Street then south on Bartow Street to the intersection with West Main Street.

(b) *Designation of contributing and non-contributing and owner list.* The following is a list of all properties and property owners of the West End Historic District and designation of each property as contributing or noncontributing pursuant to the City of Cartersville Historic Preservation Ordinance.

F Name	L Name	House No.	Prefix	St. Name	Type	City	State	ZIP	Status
D. ARNOLD	TILLMAN, JR.	2		ATTAWAY	DR	CARTERSVILLE	GA	30120	C
D. ARNOLD	TILLMAN, JR.	4		ATTAWAY	DR	CARTERSVILLE	GA	30120	NC
DAVEID ALLEN & MARTHA	WILBERT	13		ATTAWAY	DR	CARTERSVILLE	GA	30120	NC
RANDALL H	DAVEIS	16		ATTAWAY	DR	CARTERSVILLE	GA	30120	NC
SHARON K	MASON	17		ATTAWAY	DR	CARTERSVILLE	GA	30120	NC
DENNIS & ELIZABETH	WOMACK	19		ATTAWAY	DR	CARTERSVILLE	GA	30120	C
MRS. J. W.	GILREATH	23		ATTAWAY	DR	CARTERSVILLE	GA	30120	C
MARION L	WILLS	20		CEDAR	LN	CARTERSVILLE	GA	30120	NC
EXENE D	BLACKSTOCK	22		CEDAR	LN	CARTERSVILLE	GA	30120	NC
LAWRENCE S	PRITCHARD	24		CEDAR	LN	CARTERSVILLE	GA	30120	NC

the site, or if it will require the removal of a significant building element or site feature.

3. One shall not construct an addition that significantly changes the proportion of built mass to open space on the individual site.
4. Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
5. Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and view are retained.
6. Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.

 B. *New building construction:*

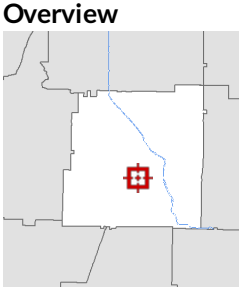
1. New site construction shall be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of orientation, and distance from adjacent buildings.
2. Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
3. Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
4. Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion, and roof shape.
5. Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding buildings.
6. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding buildings that contribute to the special character of the historic district.
7. Select windows and doors for proposed new building that are compatible in material, subdivision, proportion, pattern, and detail with the windows and the doors of surrounding buildings that contribute to the special character of the historic district.
8. Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in surrounding buildings that contribute to the special character of the historic district in terms of composition, scale, module, pattern, detail, texture, finish and sheen.
9. Design new buildings so that they are compatible with, but discernible from, historic buildings in the district.

Recommendations:

1. 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 line of trees.

PART THREE—RELOCATION OF STRUCTURES

1. Before moving a historic structure, document its original setting and context. Use photographs, site plans, or other graphic or written statements to record existing site conditions.
2. Enlist contractors experienced in moving historic buildings to do the following:
 - a. Determine the structural condition of the property before the move.
 - b. Coordinate the move with the utility companies and appropriate city departments.
 - c. Protect the structure from vandalism or weather damage before, during and after the move.



Legend
 □ Parcels
 — Roads

Parcel ID	C002-0007-003	Alternate ID	32155	Owner Address	CITY OF CARTERSVILLE
Sec/Twp/Rng	n/a	Class	Exempt		PO BOX 1390
Property Address	429 W MAIN ST	Acreage	5.05		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 484 D 4 Bartow County Public Library (Note: Not to be used on legal documents)				

Date created: 9/16/2022
 Last Data Uploaded: 9/15/2022 10:41:01 PM

Developed by 



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant Bartow County Library System

Project Address 429 West Main St., Cartersville 30120

Mailing Address (if different than project address)

Phone 770-382-5657, ext. 123

Email carmen@bartowlibrary.org

*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 22-16</u>
Date Received	<u>8-25-22</u>
Contributing	<u>N</u>
Zoning	<u>P-I</u>
Legal Advertisement	<u>9-13-22</u>
Notified Adjacent	
HPC Hearing	<u>9-20-22</u>
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	<u>C 002-0007-003</u>

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Existing Building Type

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

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 Detached patio with privacy walls

Start Date ASAP

Anticipated Completion _____

Contractor/Consultant/Architect Barry Henderson

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.

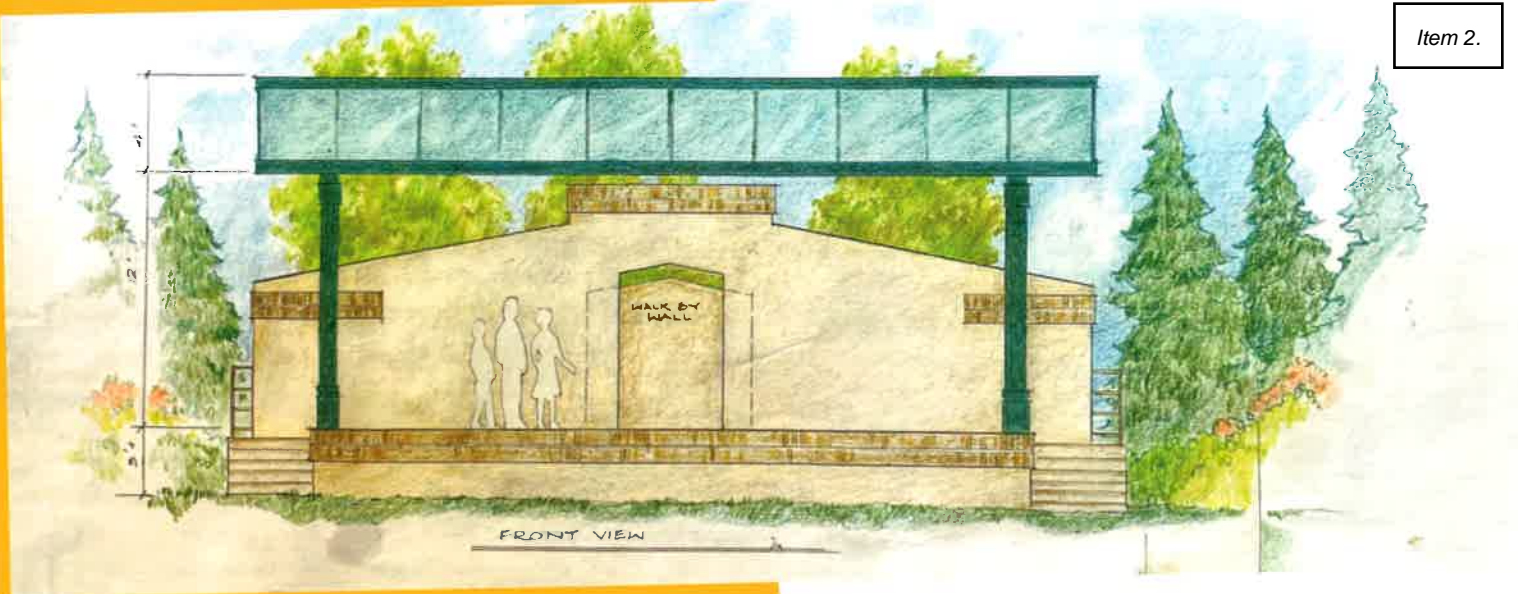
Date 8/25/2022 Signature Carmen Sims



CARTERSVILLE PUBLIC LIBRARY

"Performance Patio"

IN PARTNERSHIP WITH ART IN BARTOW



Library Director, Carmen Sims

The Cartersville Public Library offers educational, informational, and recreational programs for all ages. We serve as a community center providing resources for children and adults including spaces to work, study, hold meetings, attend classes and workshops, share interests and hobbies with others, and attend quality performances and programs.

We hold programs on the large library lawn for children and adults. We have courtyards that are ideal for small programs, but cannot accommodate larger audiences such as those that attend outdoor performances and events. The Friends of the Library host an annual concert on the lawn which often requires rental of portable staging. The library would like to expand upon that need to include a permanent, open stage solution. The concept of a performance patio meets that need. The size of the performance patio is comparable to the interior performance space, but the size of the lawn allows for five times the attendance capacity.

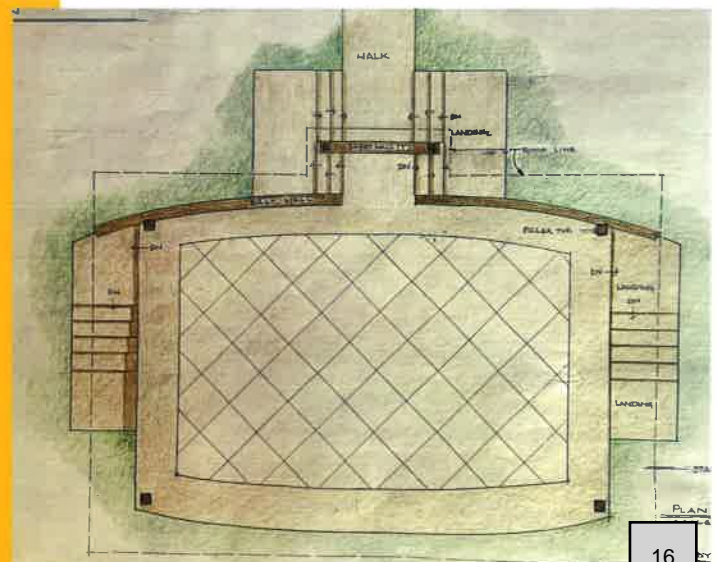
In addition to library use, the performance patio is intended for community use. We would like to coordinate with Roselawn festivals to provide additional or alternate performance space. Our venue could also expand upon festival activities in downtown Cartersville. When not reserved, the patio would be available for people to relax on it, meet with others, use for performance practice.

The performance patio will be available to rent, just as library meeting spaces are. We plan to encourage community theatre groups to use for performances and rehearsals.

We are thankful to partner with our community to bring this vision to fruition.

Commissioner, Steve Taylor

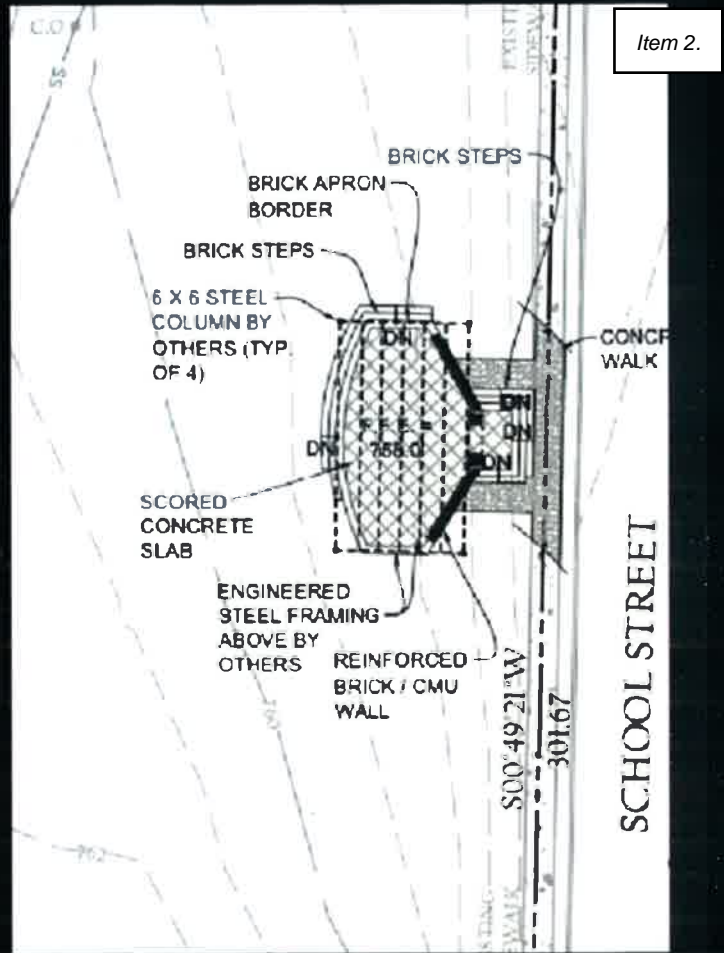
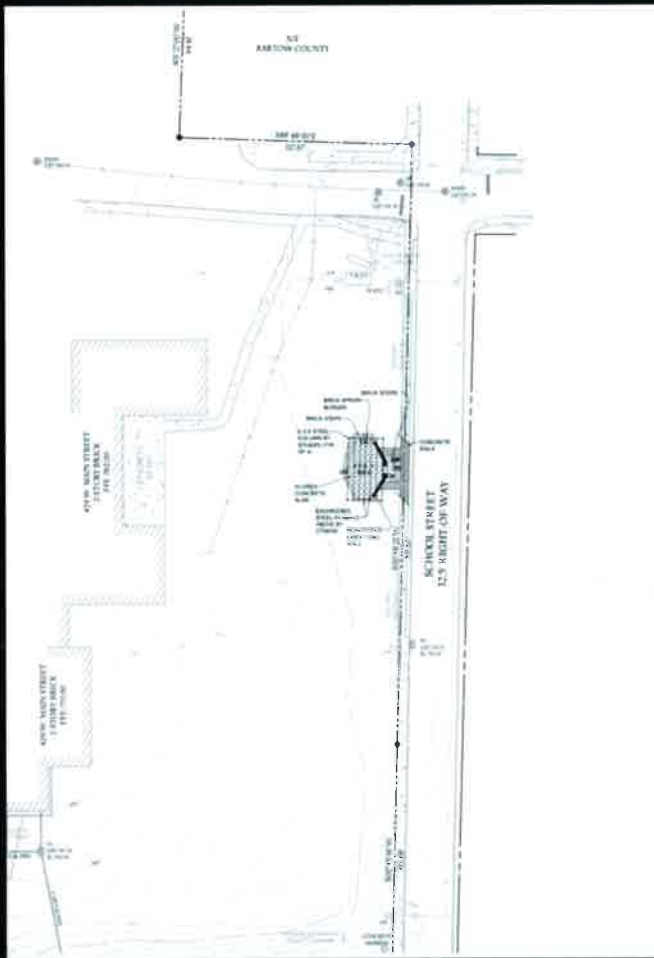
The Cartersville Public Library excels at creating opportunities for community connection through its successful programming. With the addition of the outdoor performance patio, they can greatly expand their current efforts while supporting our local festivals and celebrating the arts.





SPECIAL THANKS TO OUR DONORS

Elisabeth F. Siebert Trust
Art in Bartow
Jim Macht - CADD, Inc
Graham Construction Company
Philip Aplin, Design Planner
Stephenson Engineering, Inc.
Hamilton Audio Visual



Art in Bartow Board Chair, Barry Henderson

The Patio Performance Stage will expand upon the growth of the current library arts programs which include paintings and sculptures. The Patio will offer our community a place to gather and enjoy the Performing Arts of Music, Dance and Plays. The Arts are vital in bringing our community together now and for the future of our children.

A vibrant presence of the Arts can only be accomplished by the sincere interest and support of our community.

TO THE ARTS!



ART IN
BARTOW

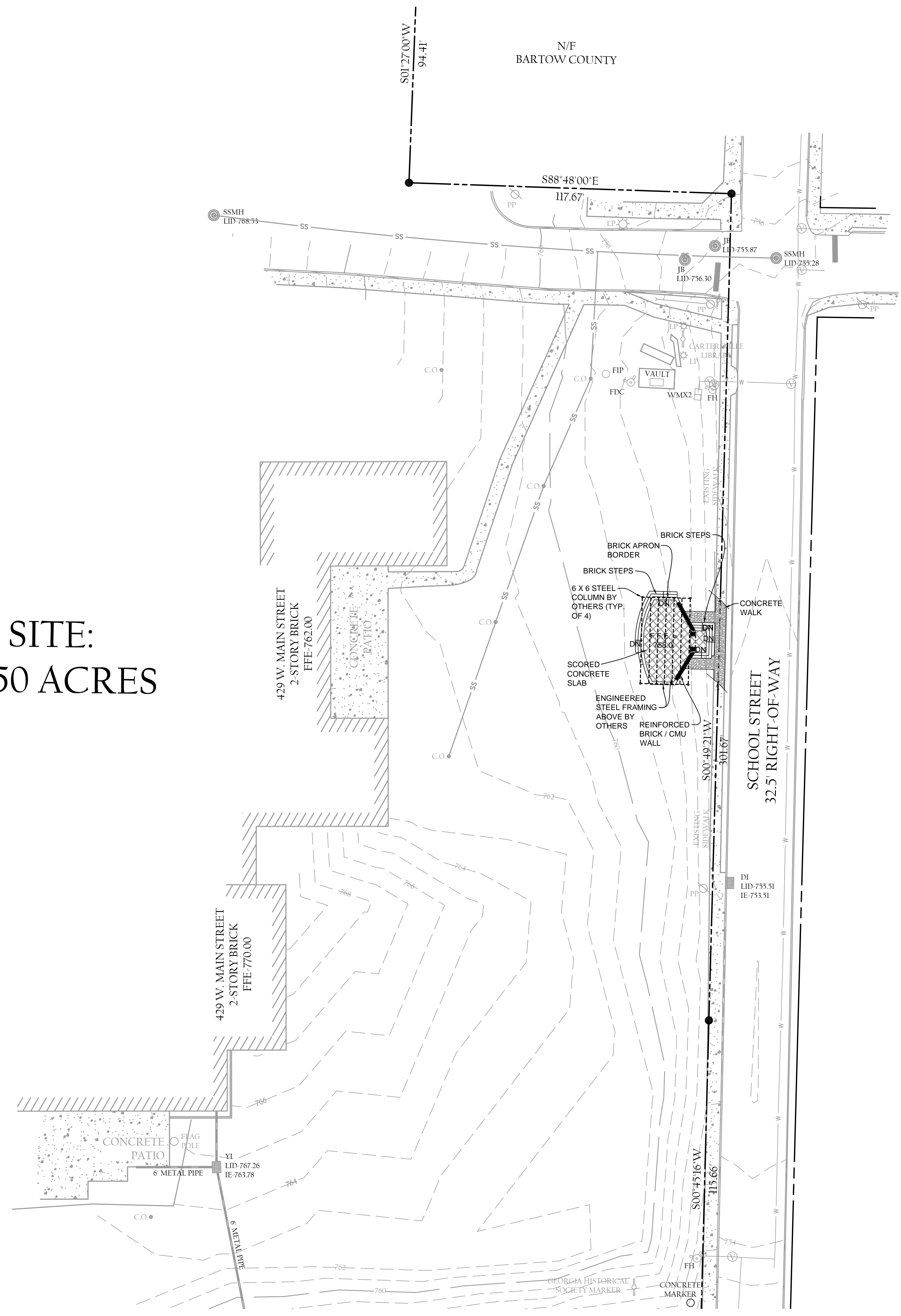
Creating & Advocating for The Arts



N/F
CITY OF CARTERSVILLE

N00'02"11"E
528.24'

SITE: 5.050 ACRES



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REVISIONS			REVISIONS			REVISIONS			REVISIONS		
DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL
									03/16/2022	RELEASED FOR PERMIT & CONSTRUCTION	△

CITY of CARTERSVILLE LIBRARY OUTDOOR STAGE

429 W MAIN STREET
CARTERSVILLE GEORGIA 30120

RELEASED FOR CONSTRUCTION



CADD, inc.
Computer Aided Drafting Dept., Inc.
P.O. Box 1165
Cartersville, GA 30120
Tel: (404) 617-4186
(770) 324-0279

SEAL

CITY of CARTERSVILLE
LIBRARY
OUTDOOR STAGE
429 W MAIN STREET
CARTERSVILLE, GEORGIA 30120

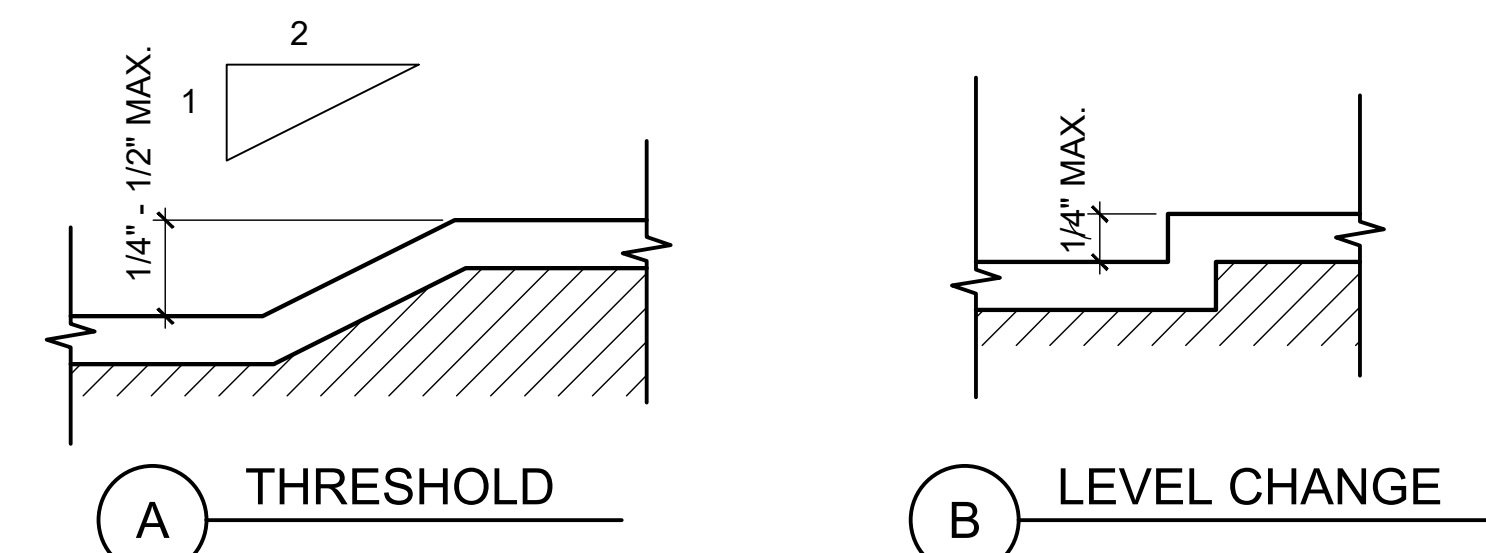
DATE: MAR. 16, 2022
JOB NO: 22-0212
DR: WM CK
SCALE: AS NOTED

SHEET DESCRIPTION
COVER SHEET

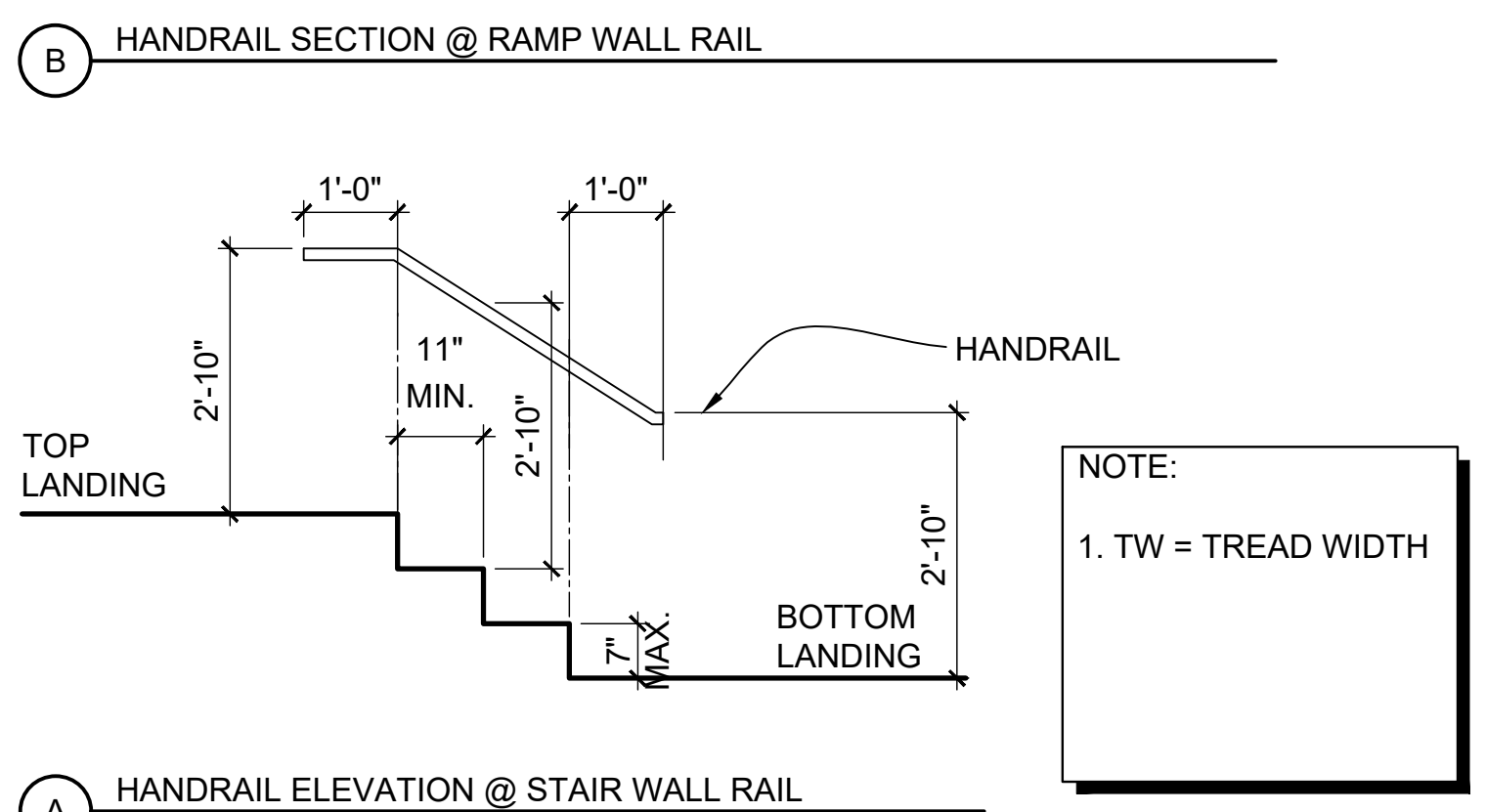
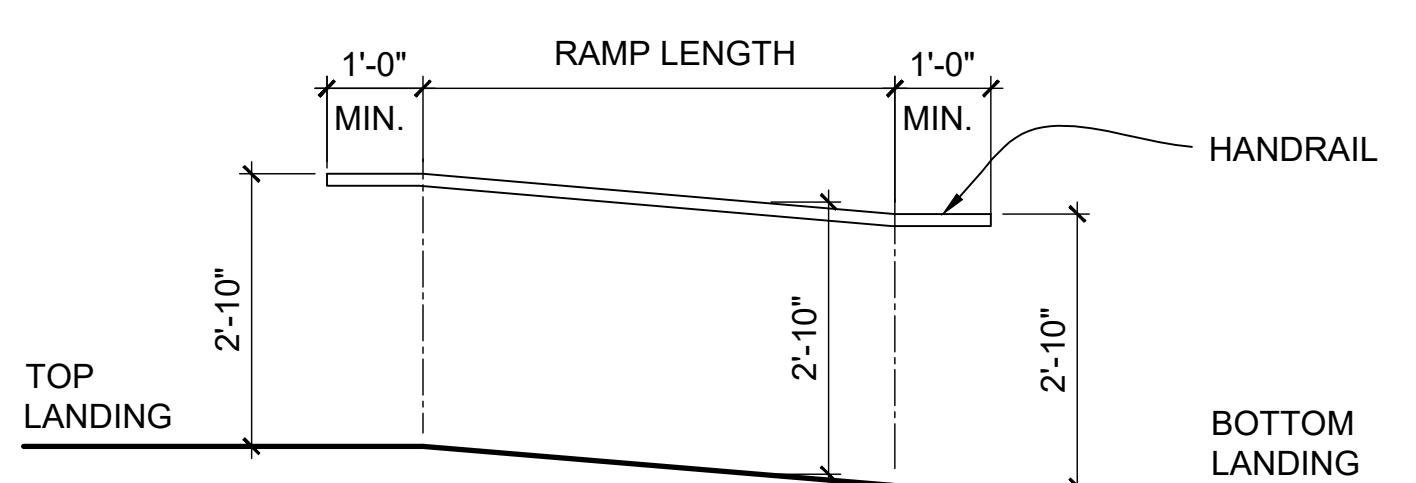
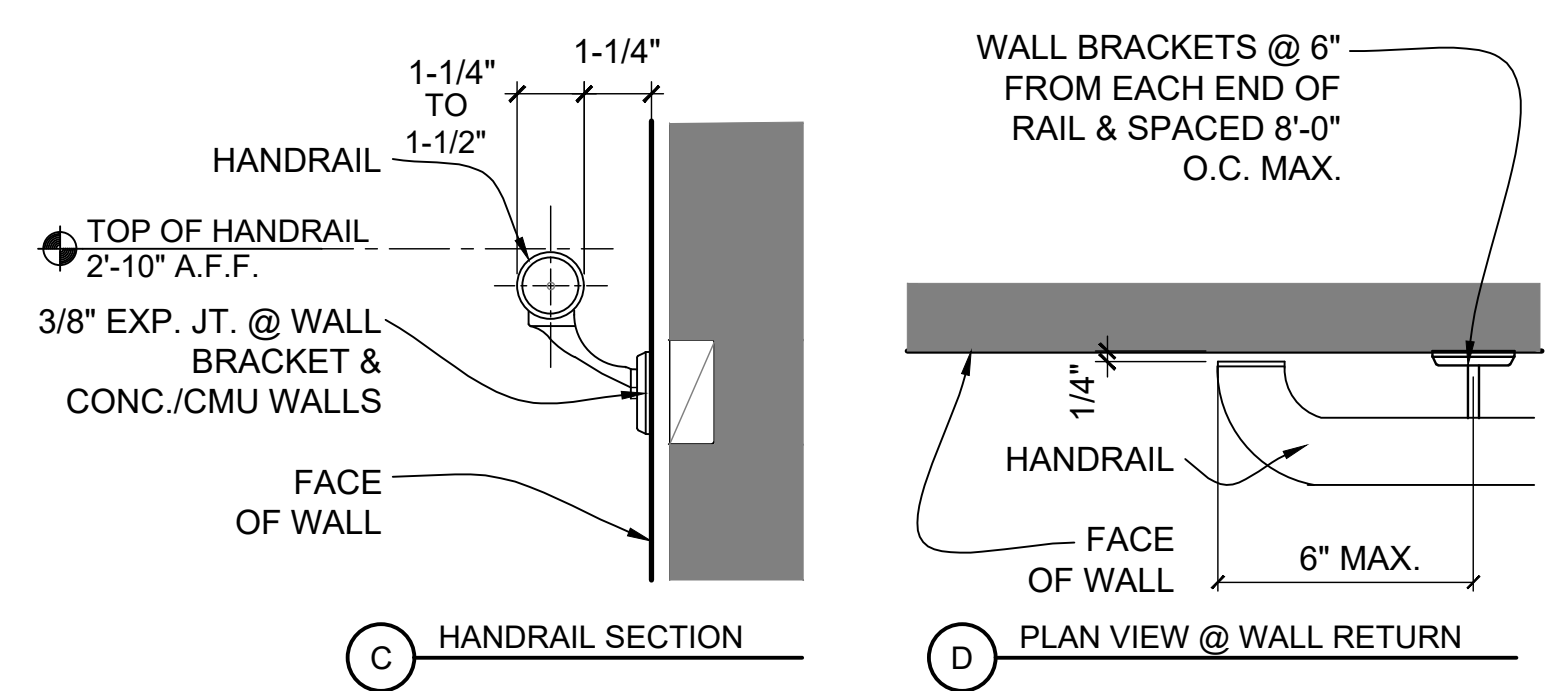
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DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL
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2 THRESHOLD LEVEL CLEARANCES
 A-1.01 1/2" = 1'-0"



1 HANDRAIL REQUIREMENTS
 A-1.01 1/2" = 1'-0"

NOTE:
 1. TW = TREAD WIDTH

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 P.O. Box 1165
 Cartersville, GA 30120
 Tel: (404) 617-4186
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CITY of CARTERSVILLE
 LIBRARY
 OUTDOOR STAGE
 429 W MAIN STREET
 CARTERSVILLE, GEORGIA 30120

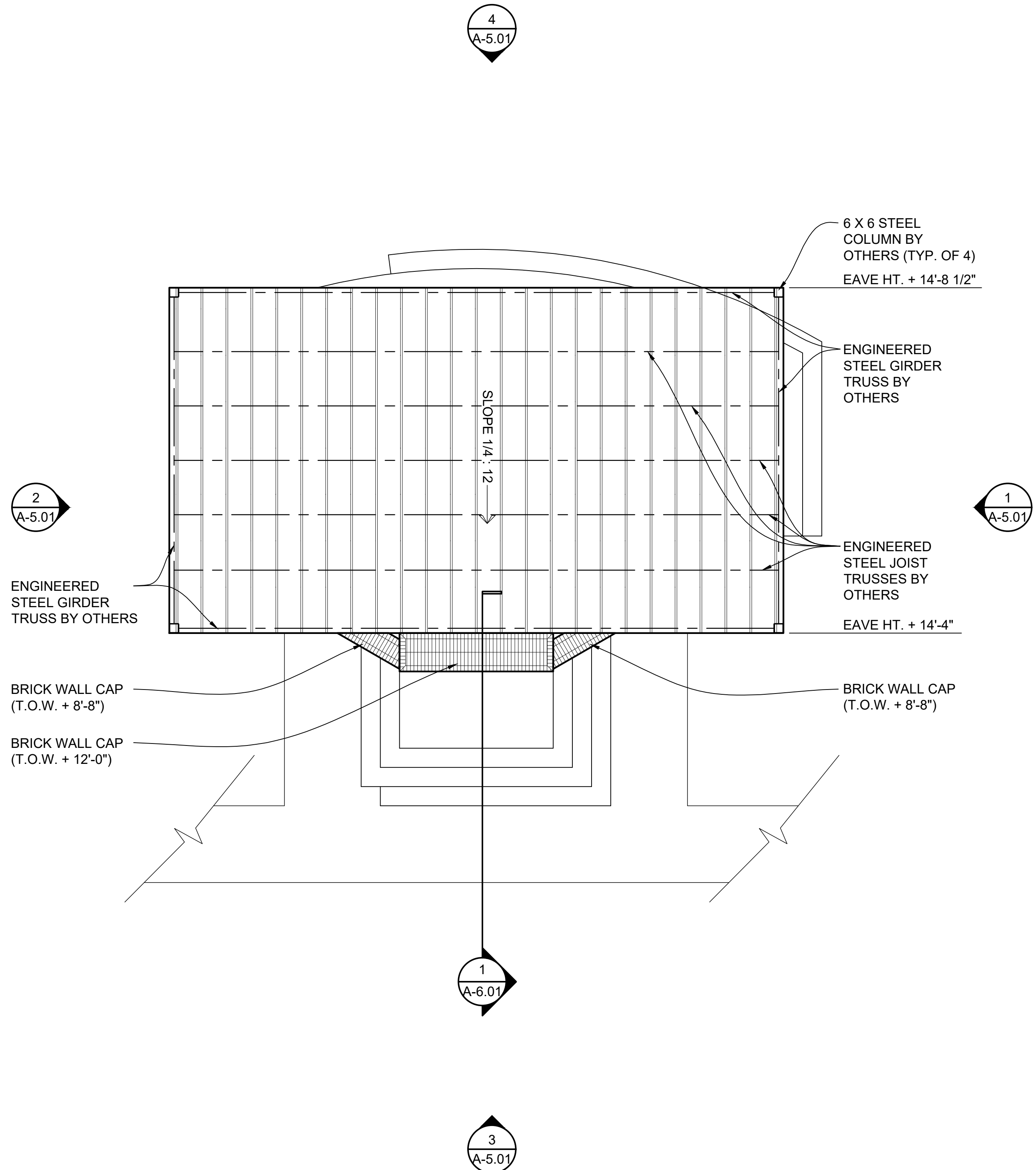
DATE	MAR. 16, 2022
JOB NO.	22-0212
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION
 ADA COMPLIANCE
 DETAILS & CODE
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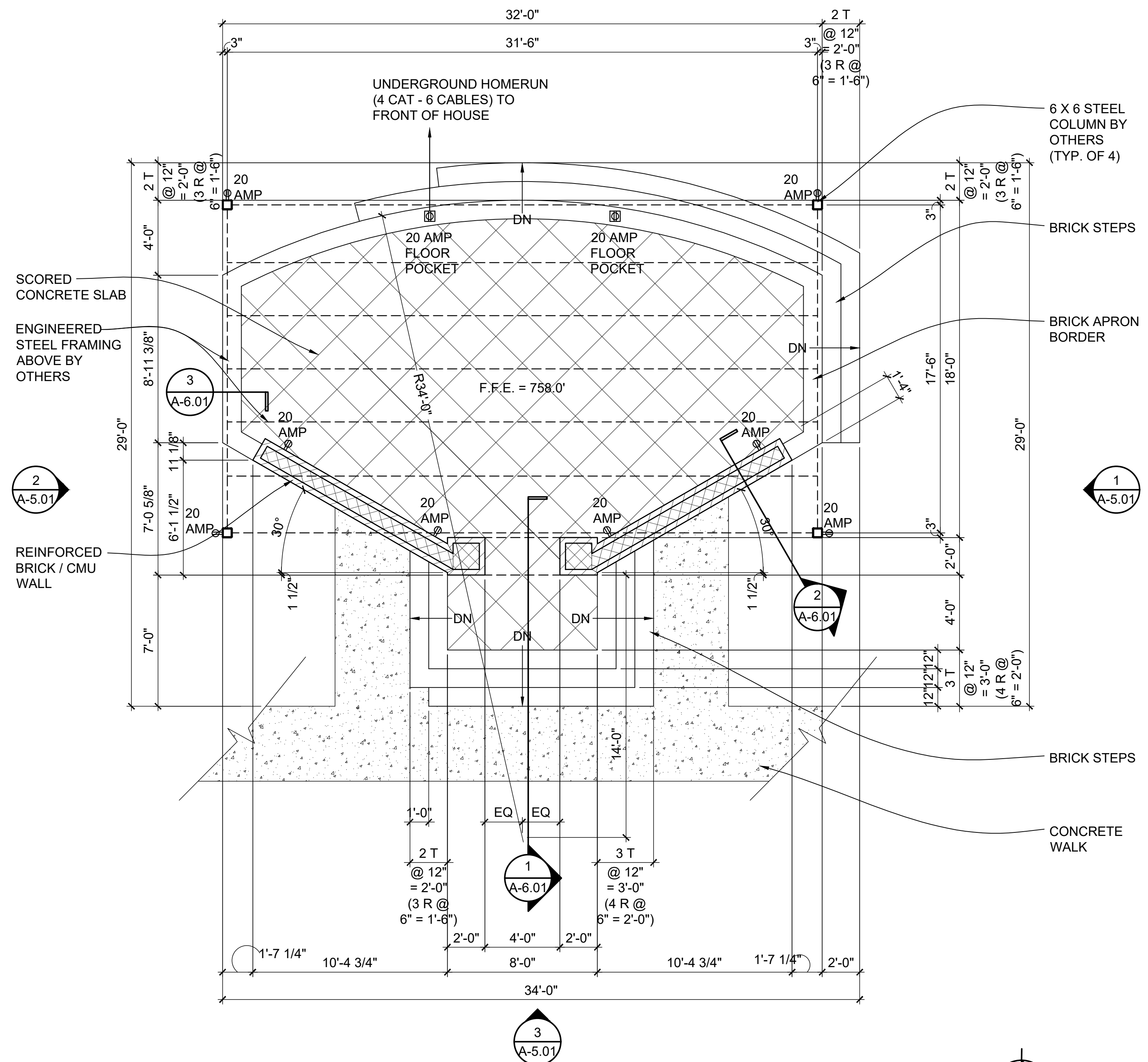
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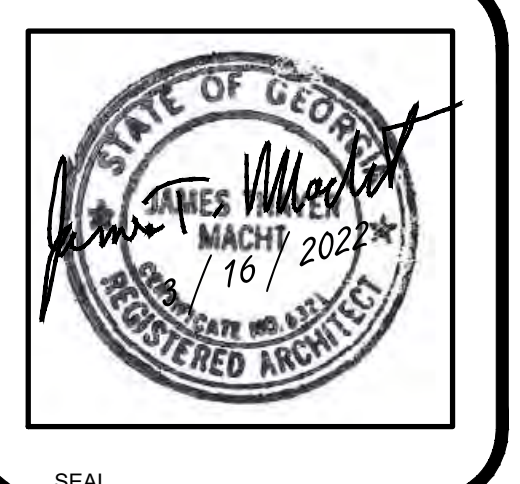


2 ROOF PLAN
A-2.01 1/4" = 1'-0"



1 FLOOR PLAN
A-2.01 1/4" = 1'-0" SQUARE FOOTAGE: 544 SF

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(770) 324-0279

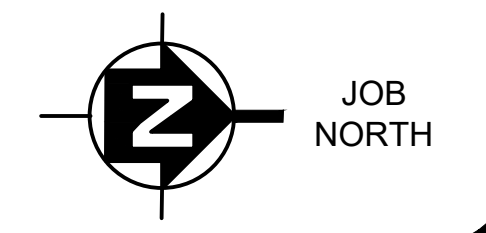


CITY of CARTERSVILLE
LIBRARY
OUTDOOR STAGE
429 W MAIN STREET
CARTERSVILLE, GEORGIA 30120

DATE	MAR. 16, 2022
JOB NO.	22-0212
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION
FLOOR PLAN

SHEET NUMBER
A-2.01

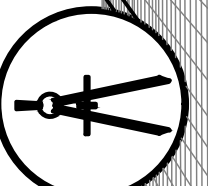
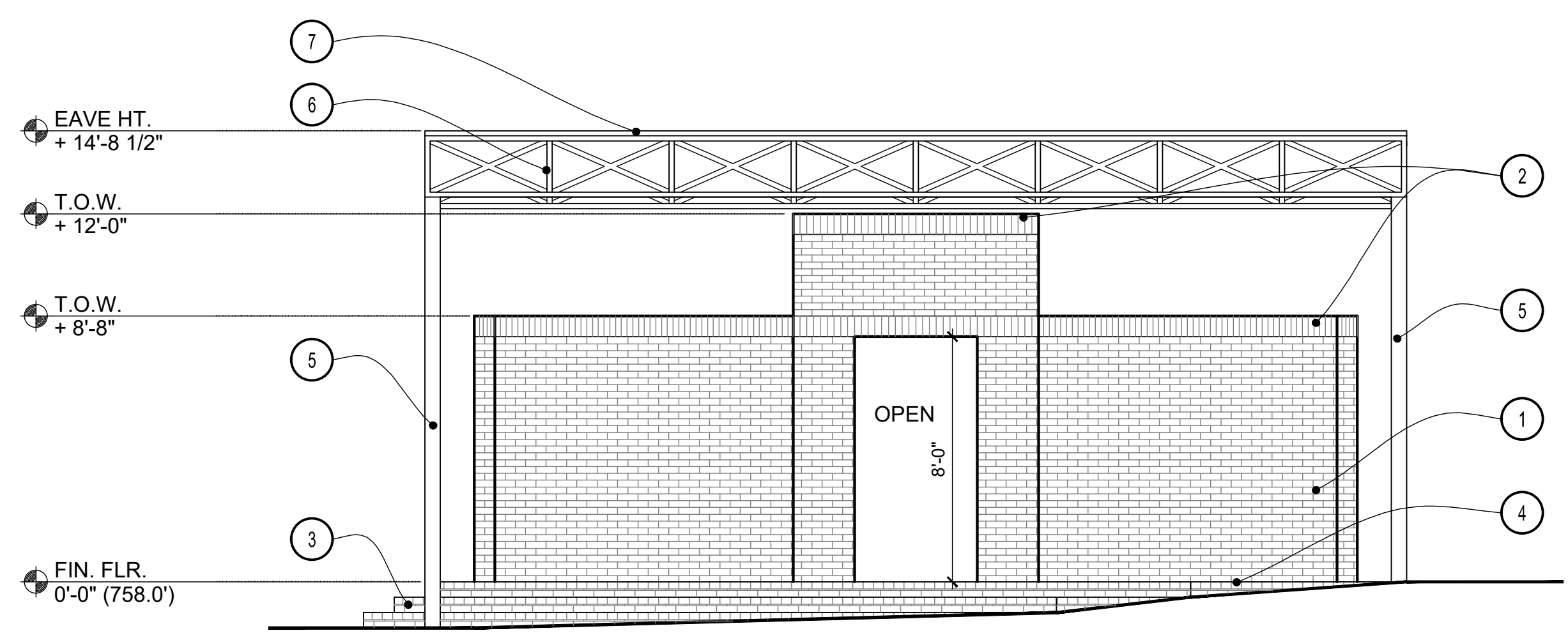
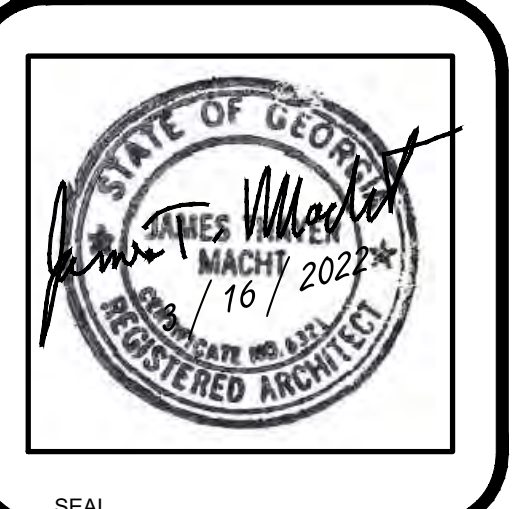


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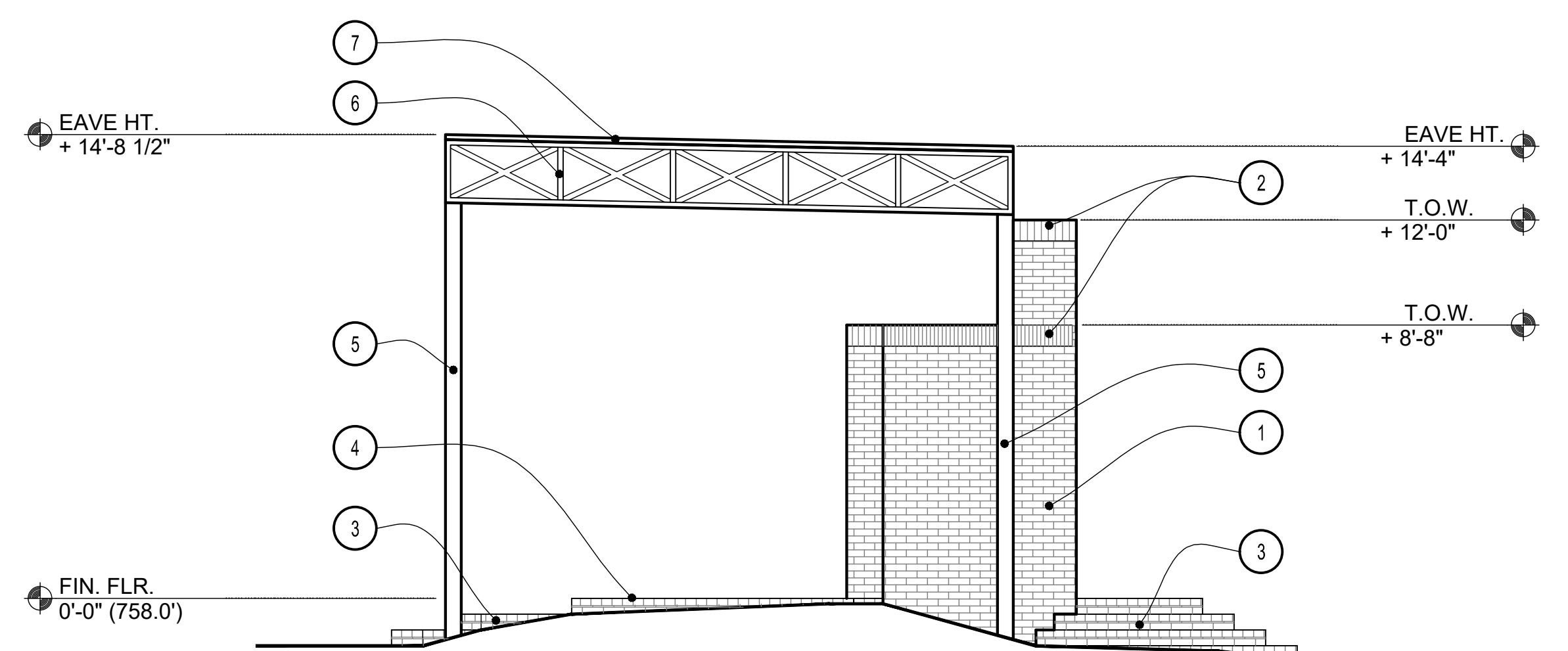
REVISIONS			REVISIONS			REVISIONS			REVISIONS		
DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL
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- ### SHEET NOTES
1. BRICK VENEER.
 2. BRICK SOLDIER COURSE.
 3. BRICK STEPS.
 4. SCORED CONCRETE STAGE FLOOR W/ BRICK HEADER COURSE BORDER.
 5. 6 x 6 STEEL COLUMN. SEE ENGINEERED STEEL DRAWINGS BY OTHERS.
 6. ENGINEERED STEEL GIRDER. SEE ENGINEERED STEEL DRAWINGS BY OTHERS.
 7. METAL ROOFING.

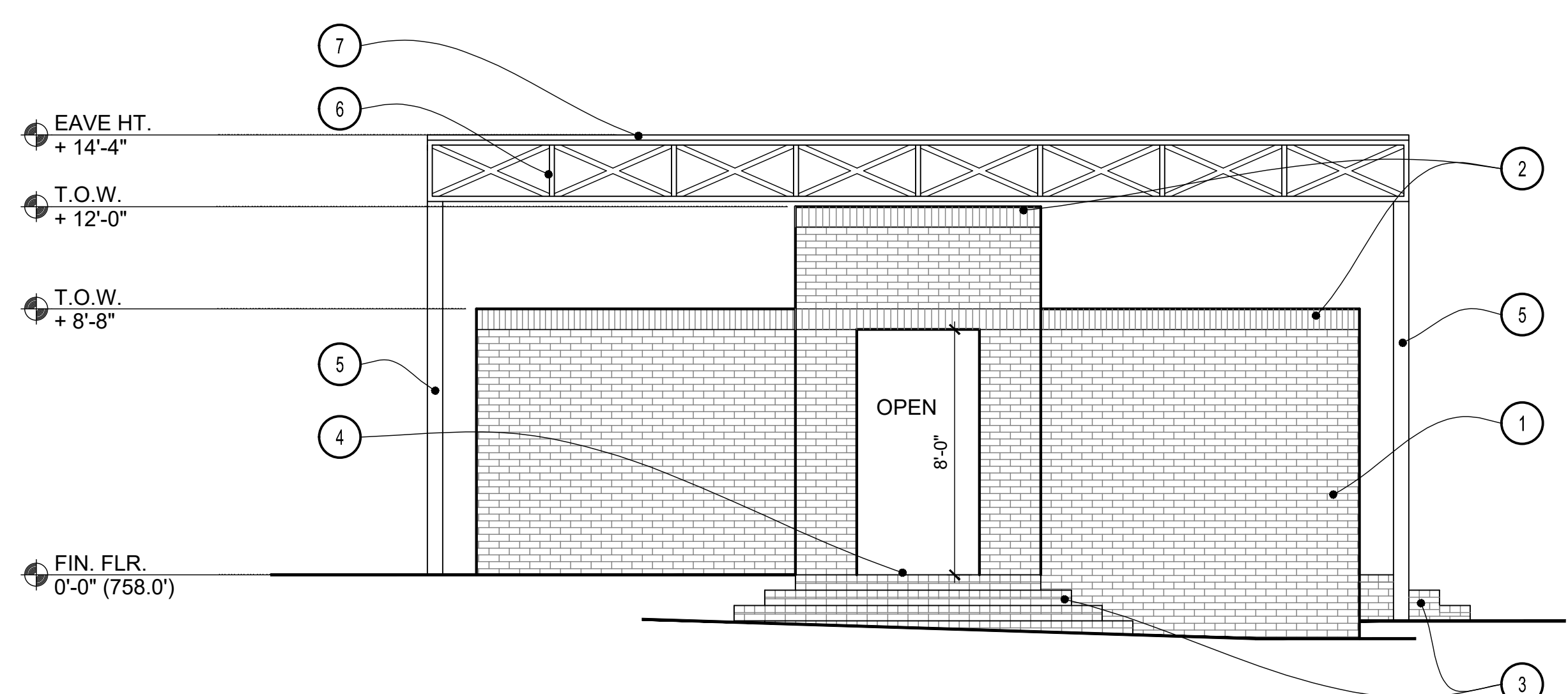
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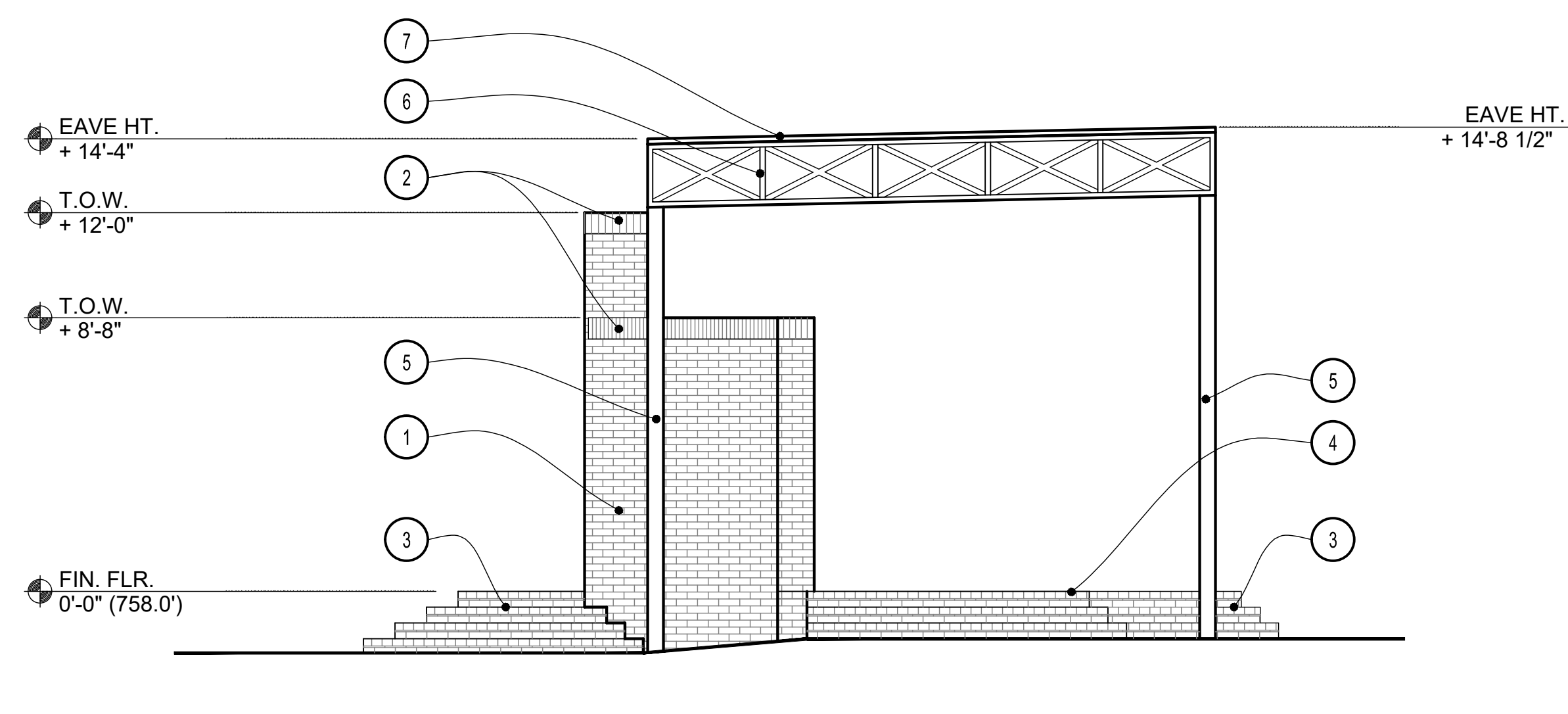
4 WEST ELEVATION
 A-5.01 1/4" = 1'-0"



2 SOUTH ELEVATION
 A-5.01 1/4" = 1'-0"



2 EAST ELEVATION
 A-5.01 1/4" = 1'-0"



1 NORTH ELEVATION
 A-5.01 1/4" = 1'-0"

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JOB NO.	22-0212
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION

EXTERIOR ELEVATIONS

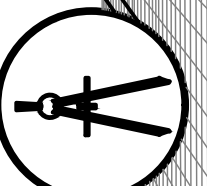
SHEET NUMBER

A-5.01

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DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL	DATE	DESCRIPTION	SYMBOL
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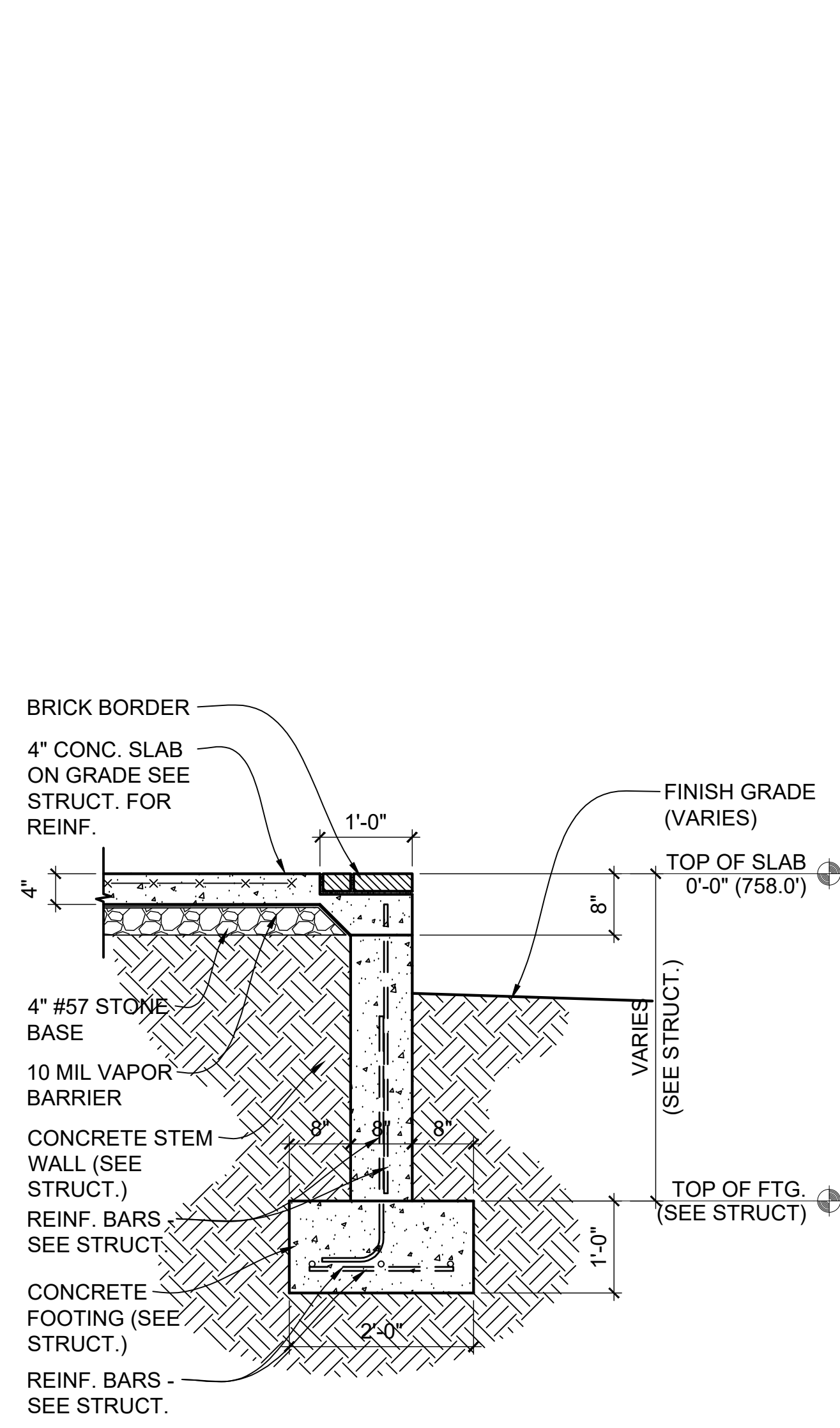



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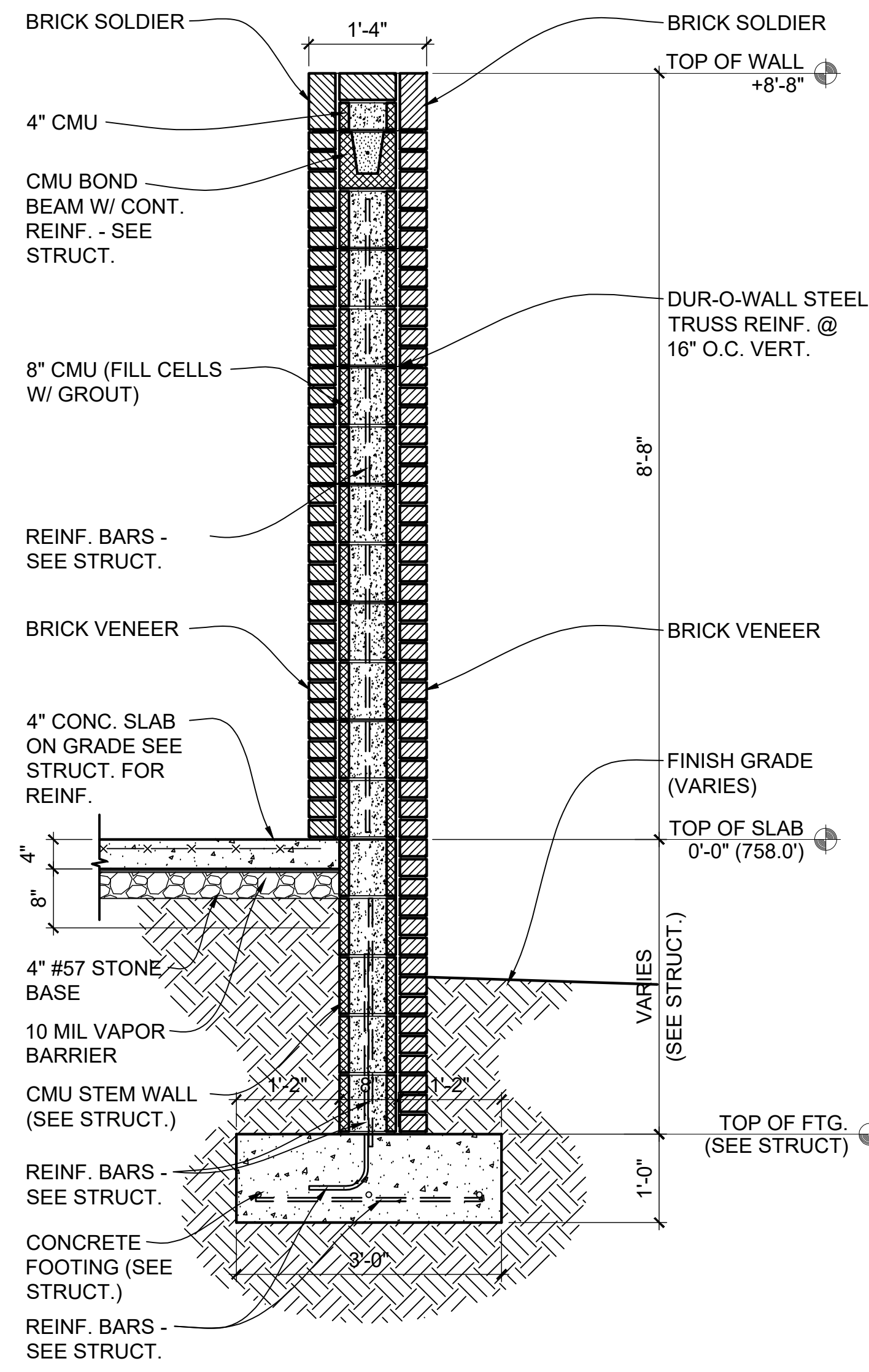
DATE	MAR. 16, 2022
JOB NO.	22-0212
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION
SECTIONS & DETAILS

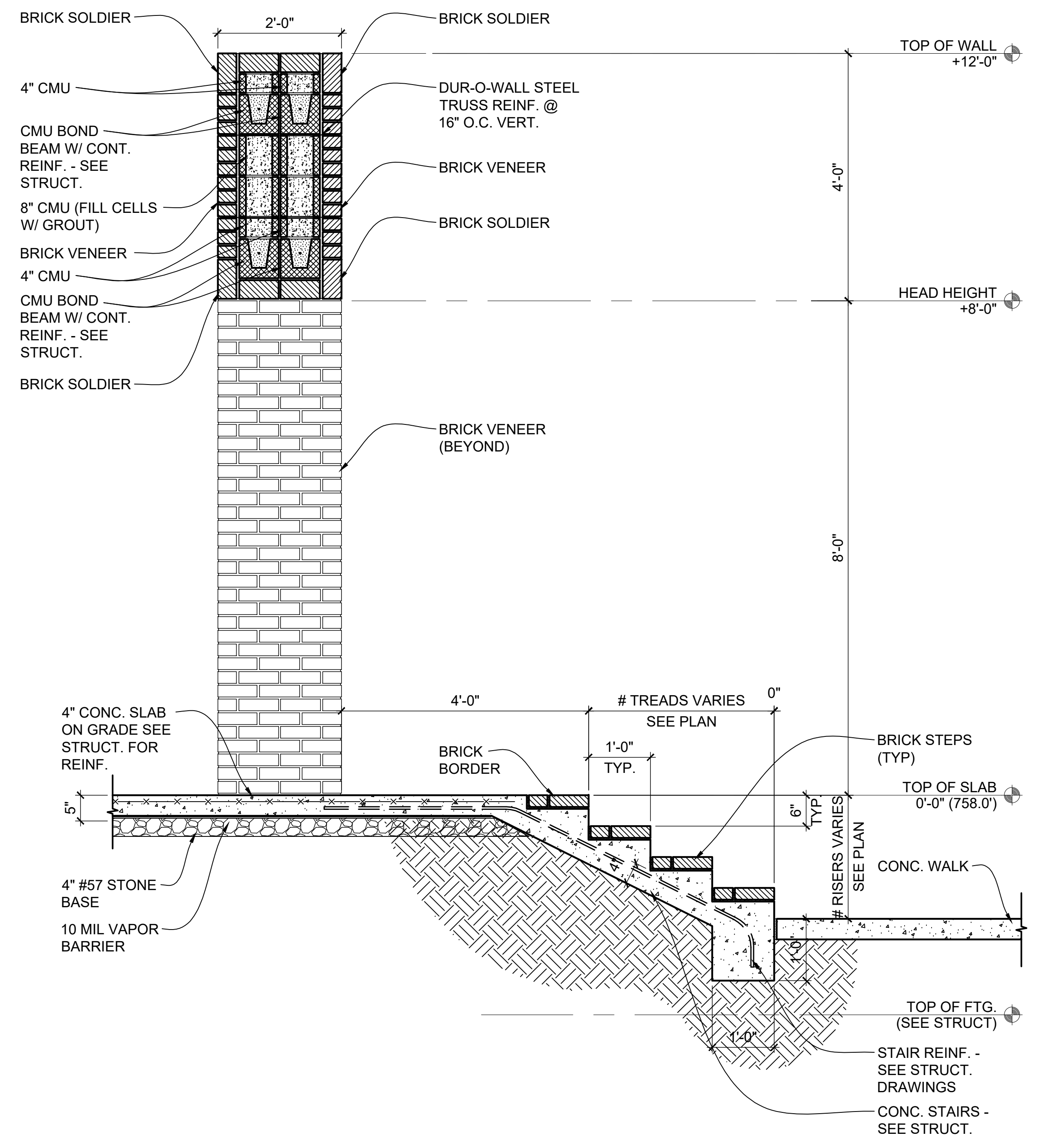
SHEET NUMBER
A-6.01



3 DETAIL @ BRICK BORDER
A-6.01 3/4" = 1'-0"



2 SECTION @ MASONRY WALL
A-6.01 3/4" = 1'-0"



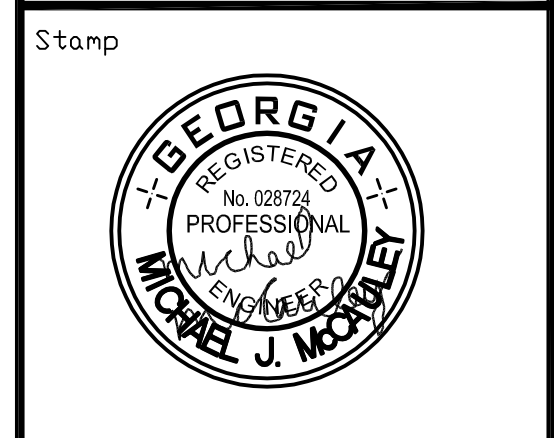
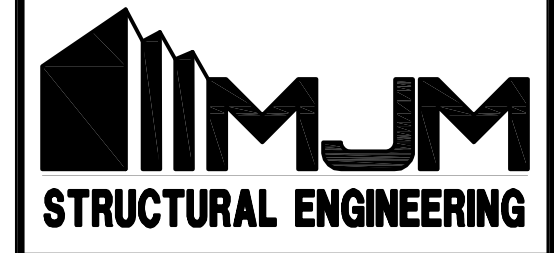
1 SECTION @ MASONRY OPENING & STEPS
A-6.01 3/4" = 1'-0"

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Sheet Title
**COMPONENT
& CLADDING
PRESSURES**

S1.1

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ULTIMATE ROOF COMPONENT AND CLADDING PRESSURES PER ASCE 7-16

MASONRY NOTES:

- MASONRY WALL CONTROL JOINTS SHALL BE LOCATED IN THE MASONRY UNIT HEAD JOINT CLOSEST TO LOCATION SHOWN ON PLANS. MAXIMUM SPACING IF NOT SHOWN ON PLANS SHALL BE THE LESSER OF 25'-0" OR 3 TIMES THE WALL HEIGHT.
- PROVIDE 0'-8" OF BEARING (EACH END) FOR LINTELS OVER ALL MASONRY OPENINGS U.N.O.
- REINFORCED MASONRY GROUT (R.M.G.) FOR FILLING CELLS IN C.M.U. WALLS SHALL CONFORM TO: "STANDARD SPECS. FOR MORTAR AND GROUT REINFORCED MASONRY", A.S.T.M. C-476, WITH A SLUMP OF BETWEEN 8" AND 10", AND PLACED NOT MORE THAN 2-1/2 HOURS AFTER WATER HAS FIRST BEEN ADDED (ONE PART CEMENT TO 2-1/2 PARTS FINE AGGREGATE BY VOLUME, DEVELOPING 2500 P.S.I. AT 28 DAYS). PLACE IN 5'-0" LIFTS MAX PER ACI 530.1/ASCE 6/TMS 602
- TYPE "S" MORTAR SHALL BE USED FOR ALL C.M.U. WALLS.
- VERTICAL FILLED CELLS IN CONCRETE MASONRY UNITS (C.M.U.) SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN(S) OR TYPICAL DETAILS. ALL C.M.U. WALLS WHICH CONTAIN FILLED CELLS SHALL BE LAID-UP IN A RUNNING BOND PATTERN. UNLESS SHOWN OTHERWISE ON PLAN OR DETAILS, (1) #4 BAR IN R.M.G. SHALL BE PROVIDED AT ALL CORNERS, WITHIN 16" OF EACH SIDE OF AN OPENING, WITHIN 8" OF EACH SIDE OF A MOVEMENT JOINT, AND WITHIN 8" OF THE END OF A WALL. SEE FOUNDATION SECTIONS (in this set of drawings) FOR FILLED CELL DETAILS.
- FILLED CELLS SHALL BE CONTINUOUS FROM FOOTING TO TOP BOND BEAM COURSE IN ANY GIVEN WALL SEGMENT. AT THE TOP OF BEAM BEARING FILLED CELLS, PROVIDE NON-SHRINK GROUT BEARING PLATE AS DETAILED WITH ANCHOR BOLTS OR CAST-IN-PLACE STUD ANCHORS.
- ALL VERTICAL REINFORCEMENT IN FILLED CELLS SHALL BE DOWELED INTO FOOTING AT BOTTOM AND BOND BEAM COURSE AT TOP. THESE DOWELS SHALL BE EQUAL IN SIZE AND QUANTITY AS VERTICAL BAR REINFORCEMENT AND SHALL HAVE A 1'-6" BEND INTO EITHER FOOTING OR BOND BEAM.
- CONTRACTOR SHALL PROVIDE STANDARD GAUGE "DUR-O-WAL" (JOINT REINFORCEMENT) AT 16" O.C. IN ALL C.M.U. WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. "DUR-O-WAL" SHALL BE PROVIDED IN A WIDTH APPROPRIATE FOR THE OVERALL TOTAL THICKNESS OF THE FINISHED WALL. IN MANY CASES, BRICK VENEER WILL BE REQUIRED, BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATIONS OF VARIOUS WALL THICKNESS WITH ALL OF THE CONTRACT DOCUMENTS. IN THE CASE OF NON-COMPOSITE WALLS (1- C.M.U. WYTHE ONLY) PROVIDE "TRUSS-TYPE" HORIZONTAL REINFORCING. IN THE CASE OF COMPOSITE WALLS (C.M.U. + BRICK CASE) PROVIDE DUR-O-WALL WITH EYELETS FOR ADJUSTABLE ANCHORS FOR BRICK AND BLOCK VENEER.
- CONTRACTOR SHALL PROVIDE SMOOTH #2 BAR TIES (AROUND VERTICAL REINFORCING) AT 8" O.C. IN BEAM BEARING FILLED CELLS THESE TIES SHALL BE IN MORTAR JOINTS ALTERNATING WITH "DUR-O-WAL". IN THE CASE OF SITUATIONS WHERE DOUBLE FILL CELL DETAILS OCCUR, PROVIDE SMOOTH #2 BAR TIES AT THE SAME LOCATIONS AS PREVIOUSLY OUTLINED, EXCEPT TIES SHALL BE OF AN APPROPRIATE LENGTH TO CAGE ALL VERTICAL REINFORCING FOR ALL FILLED CELLS.
- REINFORCING BARS FOR VERTICAL FILLED CELLS SHALL BE LAPPED AS FOLLOWS UNLESS MECHANICAL CONNECTORS CONFORMING TO ACI 530/ASCE 5/TMS 402 SECTION 2.1.10.7.3 ARE UTILIZED.

BAR SIZE	LENGTH OF LAP
#3	2'-3"
#4	3'-0"
#5	3'-9"
#6	4'-6"
#7	5'-3"
- BARS SHALL BE A.S.T.M. A-615, GRADE 60. STEEL REINFORCEMENT TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 706 AND THE WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4, STRUCTURAL WELDING CODE - REINFORCING STEEL BY THE AMERICAN WELDING SOCIETY.
- BOND BEAMS SHALL BE PROVIDED AT THE TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24" NOR LESS THAN 40 BAR DIAMETERS PAST THE OPENING. AT LOCATIONS WHERE FULL EXTENSION OF THE REINFORCING CAN NOT BE ACHIEVED, PROVIDE 180 DEG HOOKS AROUND VERTICAL REBAR IN THE LAST FILLED CELL WHERE THE WALL TERMINATES. (BOTH SIDES OF OPENING IF NECESSARY).
- A MINIMUM COMPRESSIVE STRENGTH OF MASONRY (f'm) OF 1500 P.S.I. IS REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. STRENGTH SHALL BE VERIFIED BY THE UNIT STRENGTH METHOD IN ACCORDANCE WITH IBC SECTION 2105.2.2.1.2. UNITS ARE SAMPLED AND TESTED TO VERIFY COMPLIANCE WITH ASTM C 55 OR ASTM C 90. THICKNESS OF THE BED JOINTS DOES NOT EXCEED 5/8". FOR GROUTED MASONRY, THE GROUT MEETS ONE OF THE FOLLOWING:
 - GROUT CONFORMS TO ARTICLE 2.2 OF TMS 602/ACI 530.1/ASCE 6.
 - MINIMUM GROUT COMPRESSIVE STRENGTH EQUALS OR EXCEEDS f'm BUT NOT LESS THAN 2000 PSI. THE COMPRESSIVE STRENGTH OF GROUT SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C 1019.
- ALL ANCHORS BUILT INTO MASONRY SHALL BE GALVANIZED.
- AT EACH SIDE OF MASONRY OPENINGS IN C.M.U. WALLS, PROVIDE FILLED CELLS PER PLANS, DETAILS, AND SECTIONS. PROVIDE DOWEL INTO FOOTING BELOW.
- MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.1, CURRENT EDITION. PROVIDE MASONRY INSPECTIONS PER ACI 530. CAVITIES SHALL BE KEPT FREE OF MORTAR.

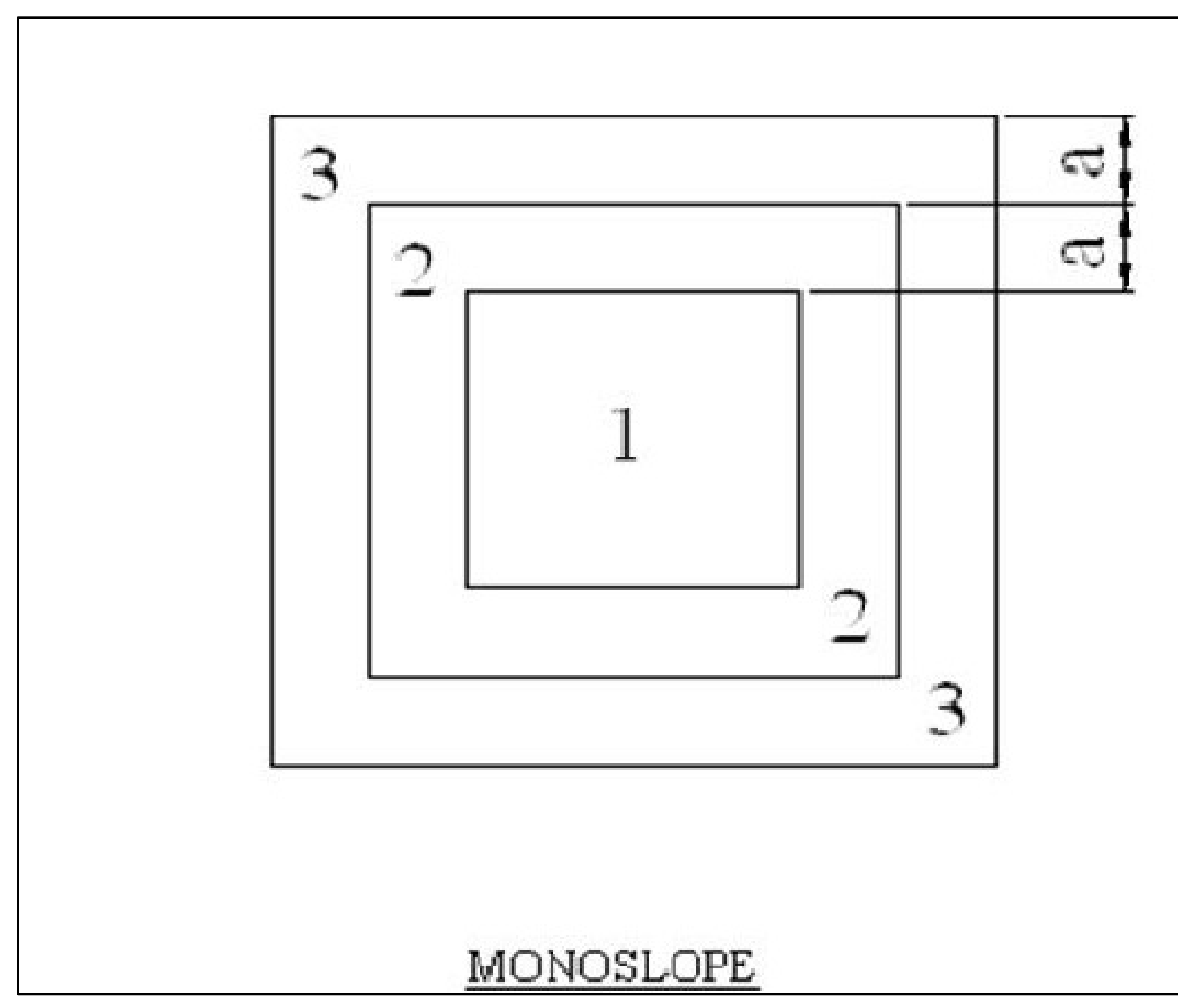
LOOSE ANGLE LINTEL SCHEDULE	
SPAN	ANGLE LINTEL
0' TO 4'	L 5 X 3 1/2" X 1/4" (L.L.V.)
4' TO 6'	L 5 X 3 1/2" X 5/16" (L.L.V.)
6' TO 8'	L 6 X 3 1/2" X 3/8" (L.L.V.)

NOTES:
1. 6" MIN. BEARING FOR ALL ANGLES, TYP.
2. ALL LOOSE ANGLE LINTELS SHALL BE GALVANIZED

Components & Cladding - roof pressures

$K_z = K_h$ (case 1) = 0.88 $a = 3.0$ ft $a^2 = 9.0$ sf
 Base pressure (qh) = **21.6 psf** $4a^2 = 36.0$ sf
 G = 0.85

Effective Wind Area	Clear Wind Flow						
	zone 3		zone 2		zone 1		
	positive	negative	positive	negative	positive	negative	
C_N	≤ 9 sf	2.53	-3.44	1.90	-1.76	1.26	-1.15
	$>9, \leq 36$ sf	1.90	-1.76	1.90	-1.76	1.26	-1.15
	> 36 sf	1.26	-1.15	1.26	-1.15	1.26	-1.15
Wind pressure	≤ 9 sf	46.3 psf	-63.1 psf	34.7 psf	-32.3 psf	23.2 psf	-21.0 psf
	$>9, \leq 36$ sf	34.7 psf	-32.3 psf	34.7 psf	-32.3 psf	23.2 psf	-21.0 psf
	> 36 sf	23.2 psf	-21.0 psf	23.2 psf	-21.0 psf	23.2 psf	-21.0 psf



MONOSLOPE
ROOF WIND ZONES

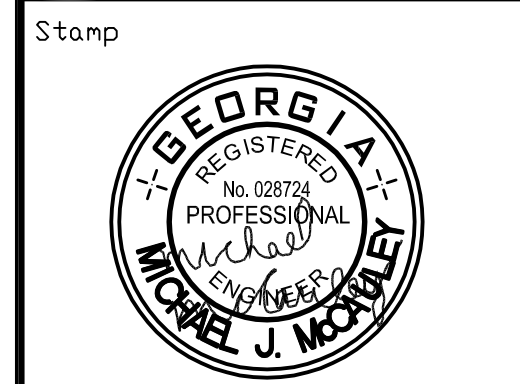
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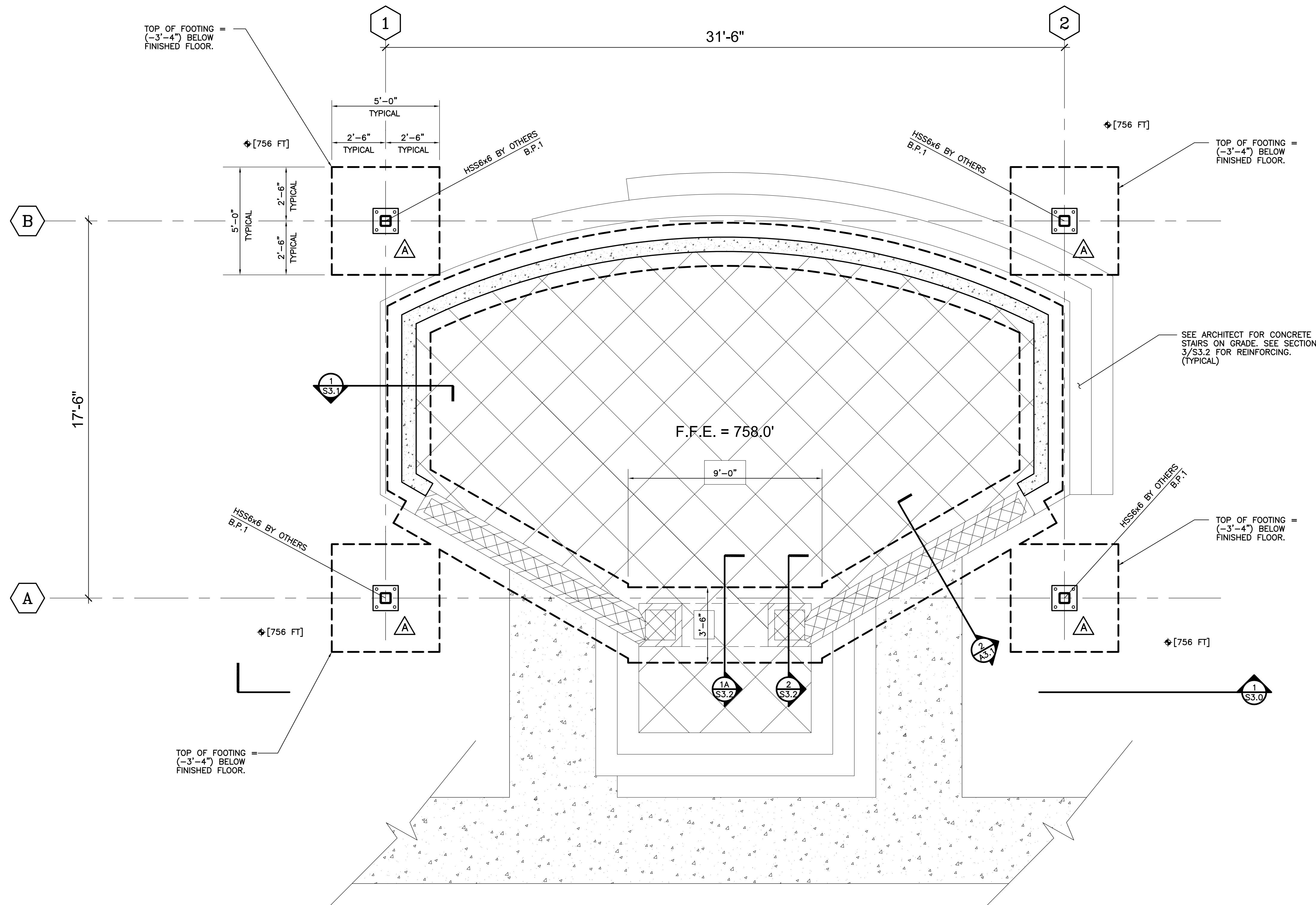
CARTERSVILLE, GEORGIA

DATE
03/16/22

Sheet Title
STAGE
FOUNDATION
PLAN

S2.0

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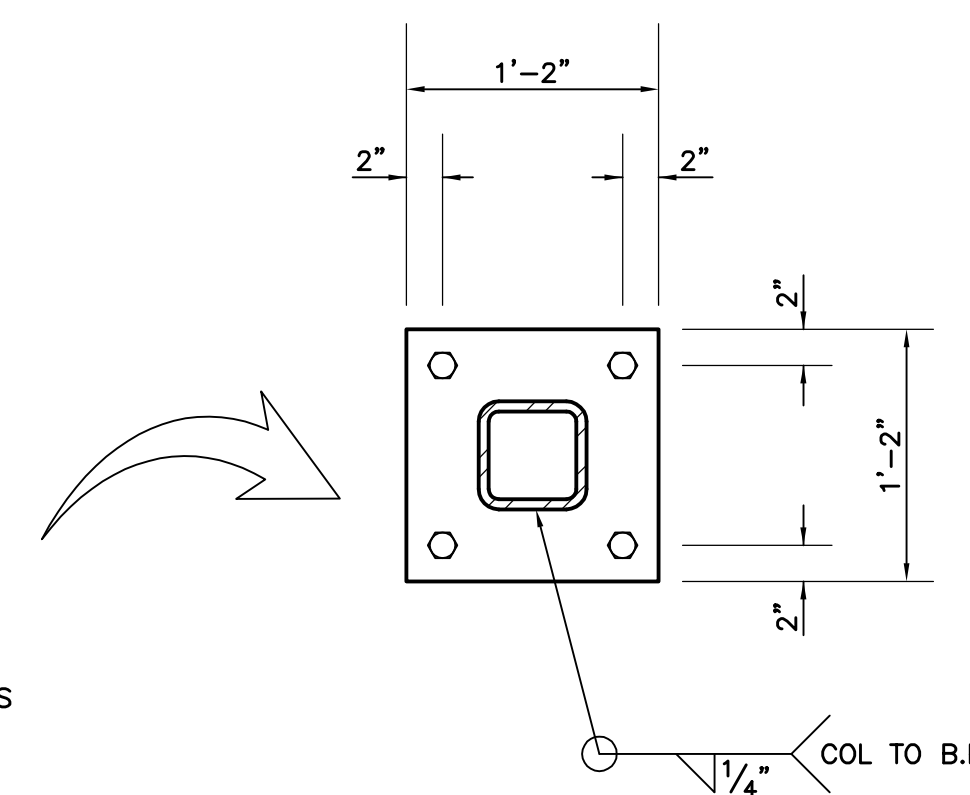
1 STAGE FOUNDATION PLAN
S2.0 SCALE: 3/8" = 1'-0"

LEGEND:

- A - INDICATES A 5'-0" x 5'-0" x 1'-4" SPREAD FOOTING REINFORCED WITH (9) #4 BARS x 4'-6" EACH WAY TOP AND BOTTOM. PROVIDE 3" CLEARANCE AROUND REINFORCING STEEL.
- B.P.1 - INDICATES A 14" x 14" x 1" A36 BASE PLATE WITH (4) 3/4" ASTM F1554, Gr. 105 K.S.I. ANCHOR BOLTS WITH A 13" EMBEDMENT AND 4" PROJECTION ATOP A 1 1/2" HILTI EPOXY CB-G EG HNA GROUT BED.
- [X FT] - INDICATES ASSUMED TOP OF GRADE. CONTRACTOR TO FIELD VERIFY. IF TOP OF GRADE IS DIFFERENT THAN WHAT IS SHOWN ON PLAN, CONTACT THE ENGINEER OF RECORD FOR REVISED DESIGN DRAWINGS.

NOTES:

- FOUNDATIONS, BASE PLATE, AND ANCHOR BOLTS HAVE BEEN DESIGNED FOR A RIGID FRAME WITH A FIXED BASE.
- SEE SHEET S3.3 FOR MASONRY WALL DETAILS.



SLAB ON GRADE SPECIFICATION

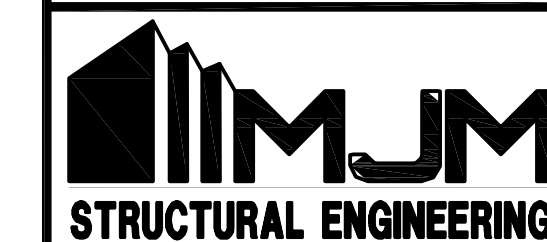
4" 4500 PSI CONCRETE SLAB ON GRADE WITH W.W.R. 6x6-W2.9xW2.9
ATOP 4-INCH COMPACTED LAYER OF FREE DRAINING, GRANULAR AGGREGATE SUBBASE MATERIAL (PLACE W.W.R. IN UPPER 3rd OF SLAB)
PREPARE SUB GRADE PER GEOTECHNICAL RECOMMENDATIONS
PLACE A 10 MIL (MINIMUM) POLYETHYLENE MOISTURE BARRIER (WITH JOINTS LAPPED NOT LESS THAN 6 INCHES) DIRECTLY BENEATH ALL INTERIOR CONCRETE SLABS ON GRADE.
FINISH FLOOR ELEVATION = (758'-0")

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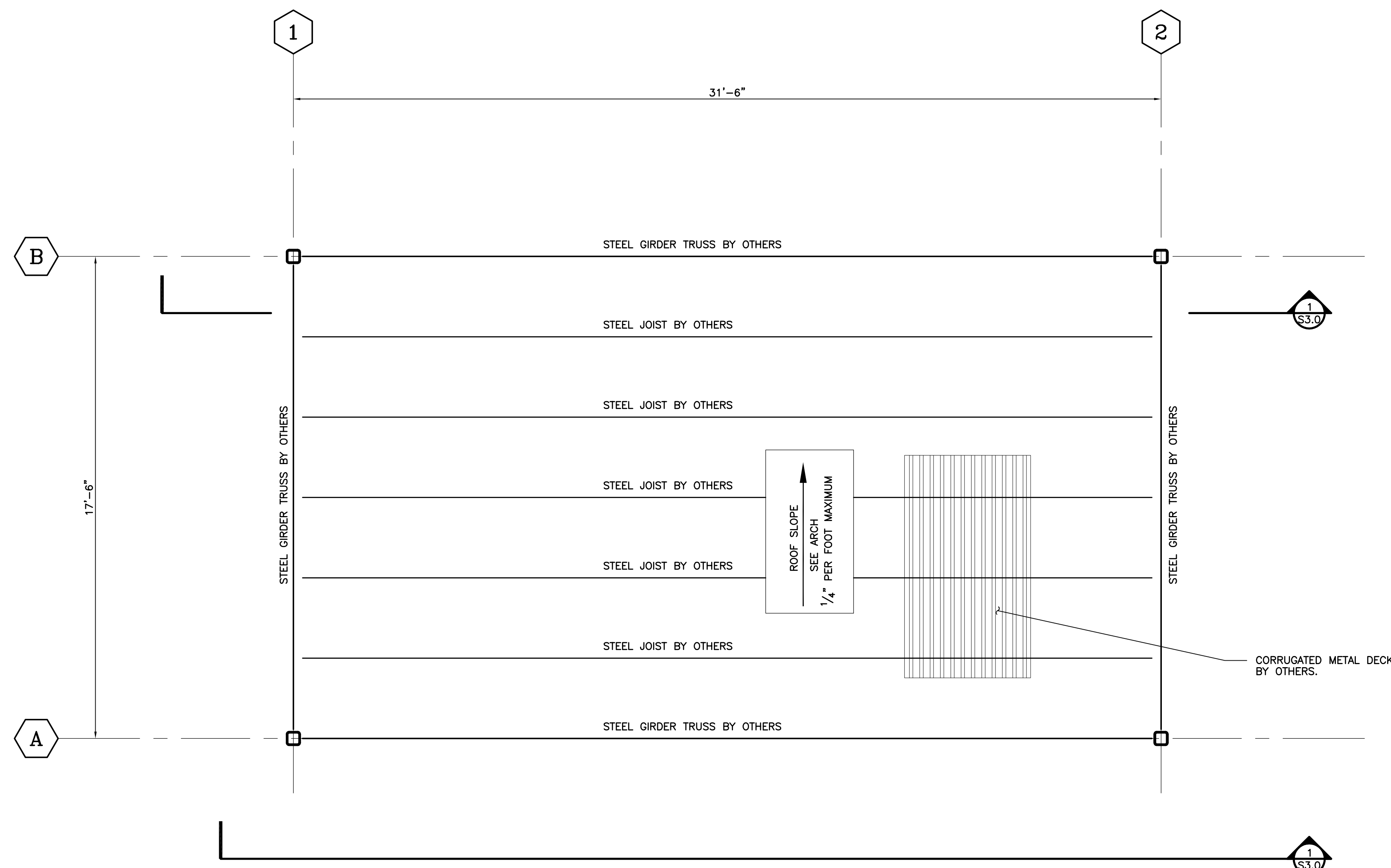
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Sheet Title
**STAGE
ROOF
PLAN**

S2.1

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1 STAGE ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

NOTES:

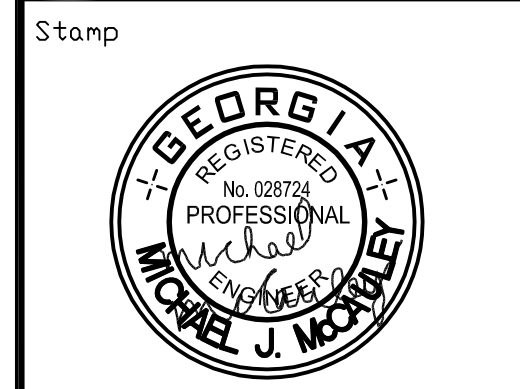
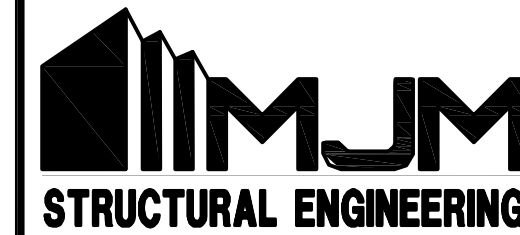
1. SEE ARCHITECT FOR TOP OF STEEL (18'-0" MAXIMUM ABOVE FINISH GRADE)
2. FOUNDATIONS HAVE BEEN DESIGNED FOR A RIGID FRAME WITH A FIXED BASE.
3. GIRDER TRUSS TO COLUMN CONNECTIONS ARE TO BE RIGID MOMENT CONNECTIONS.
4. ALLOWABLE 10 YEAR WIND DRIFT = H / 400

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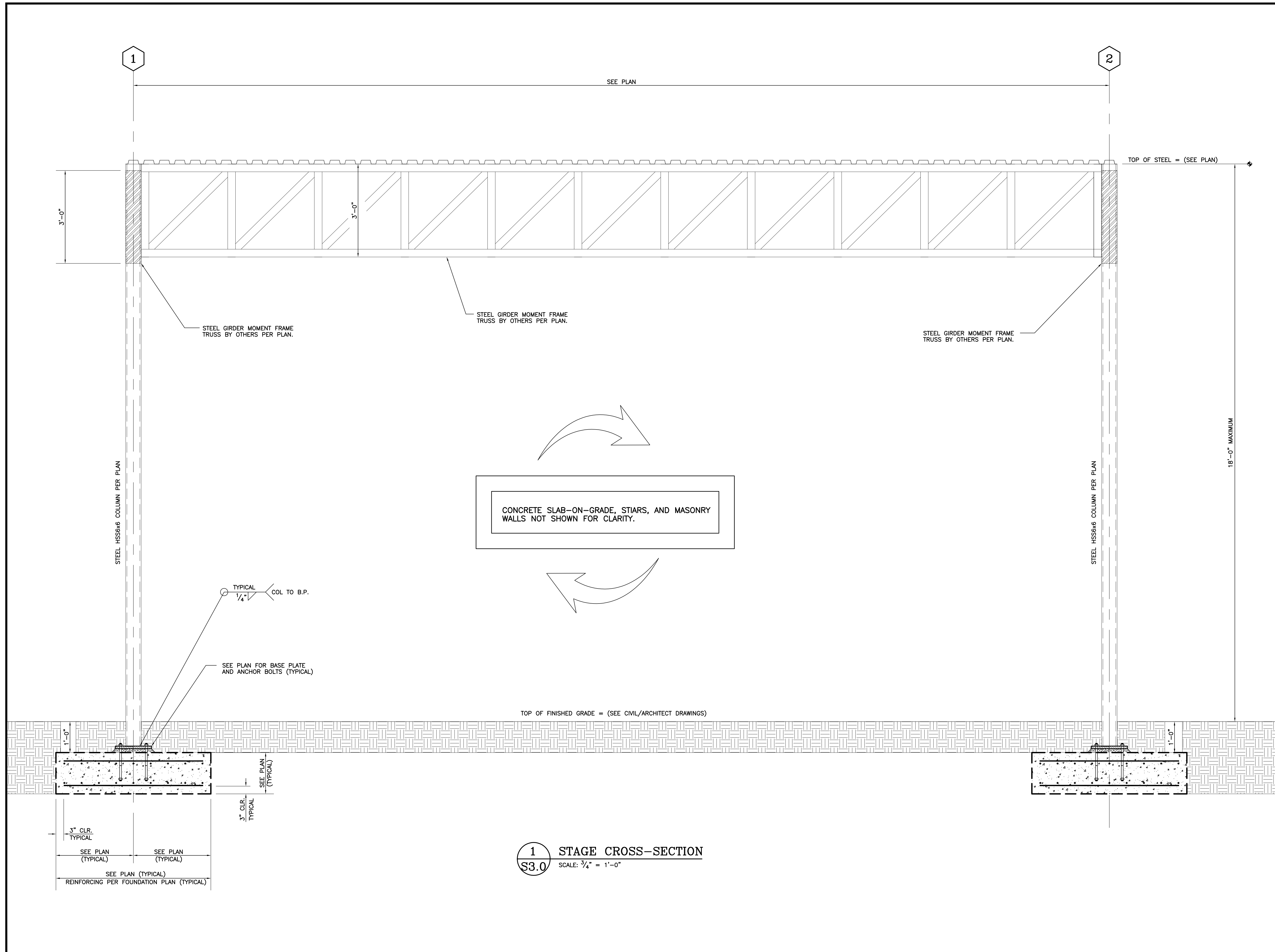
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DATE **03/16/22**

Sheet Title
**STAGE
CROSS
SECTION**

S3.0

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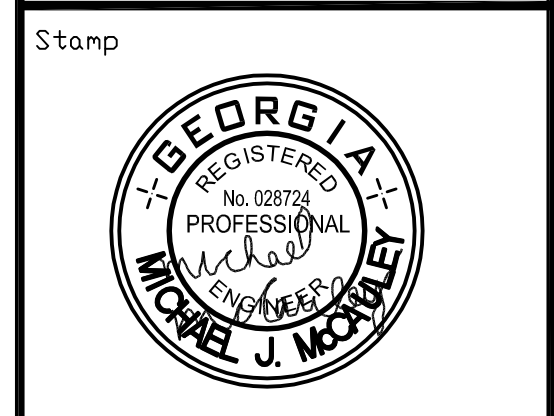
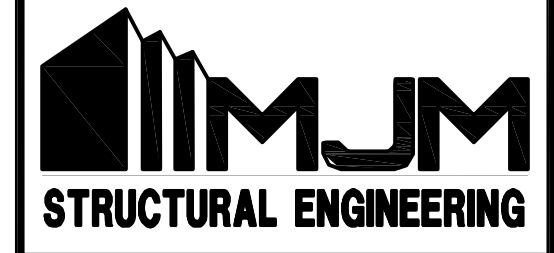
1 STAGE CROSS-SECTION
S3.0 SCALE: 3/4" = 1'-0"

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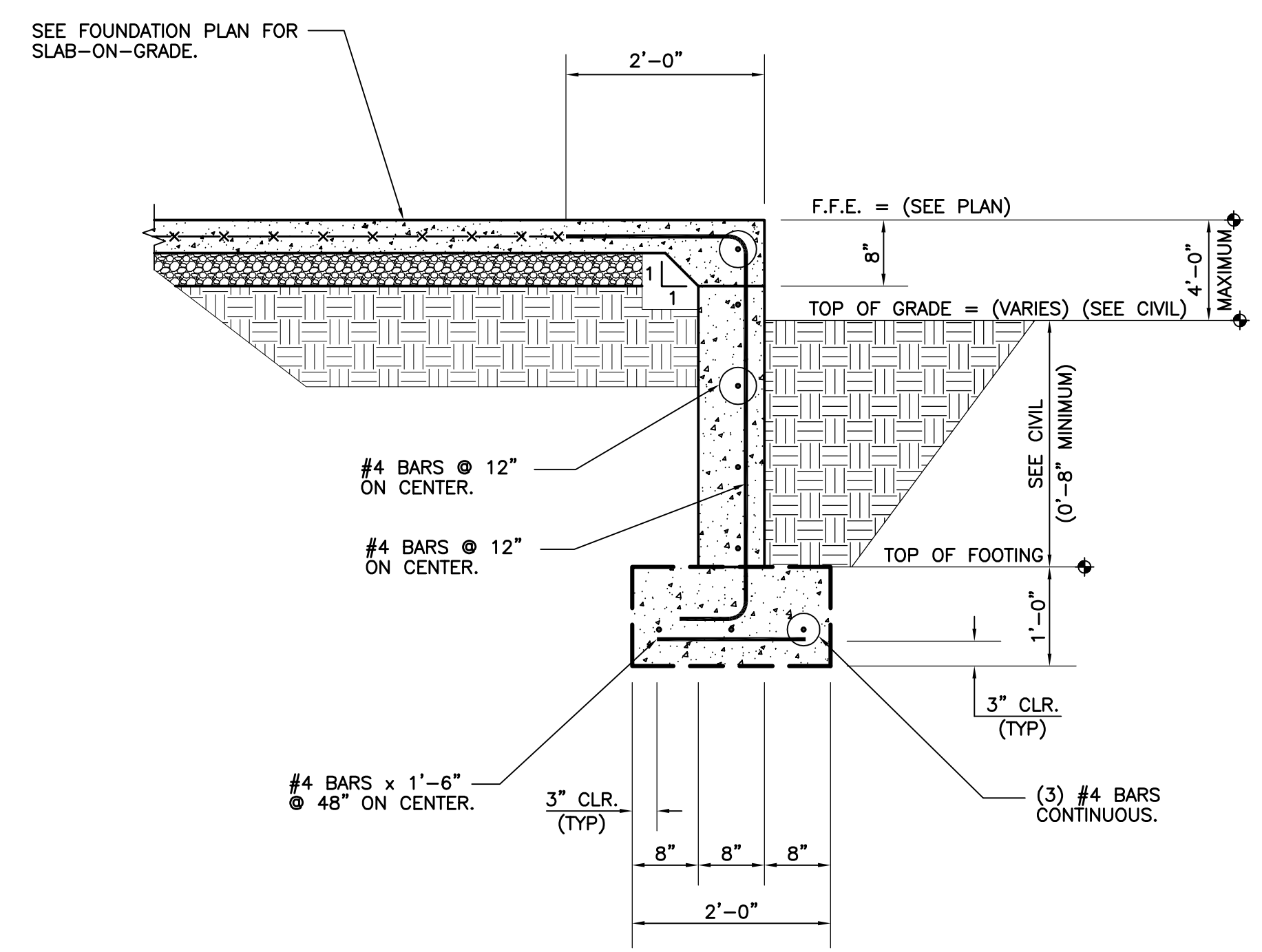
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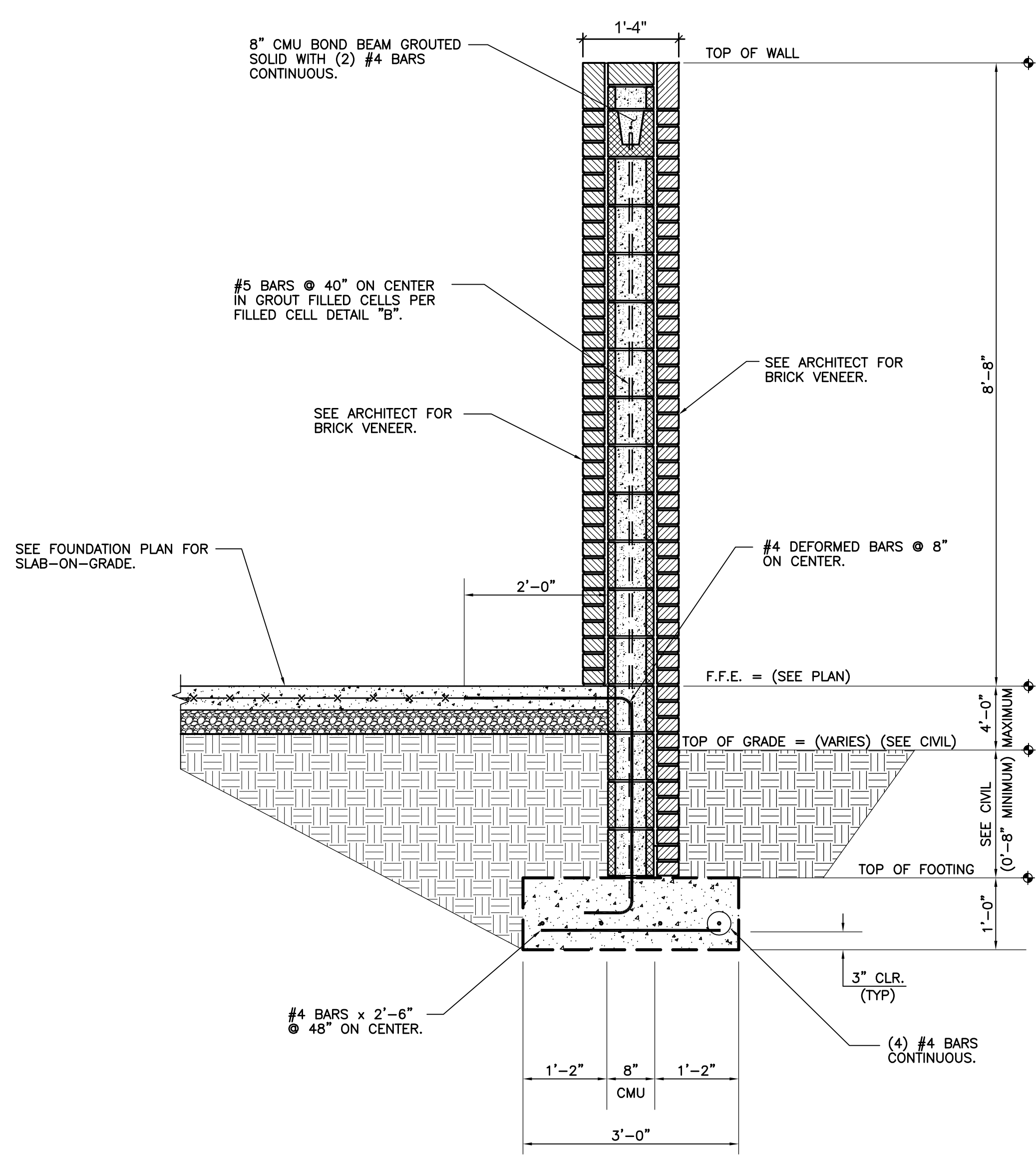
Sheet Title
FOUNDATION AND WALL SECTIONS

S3.1

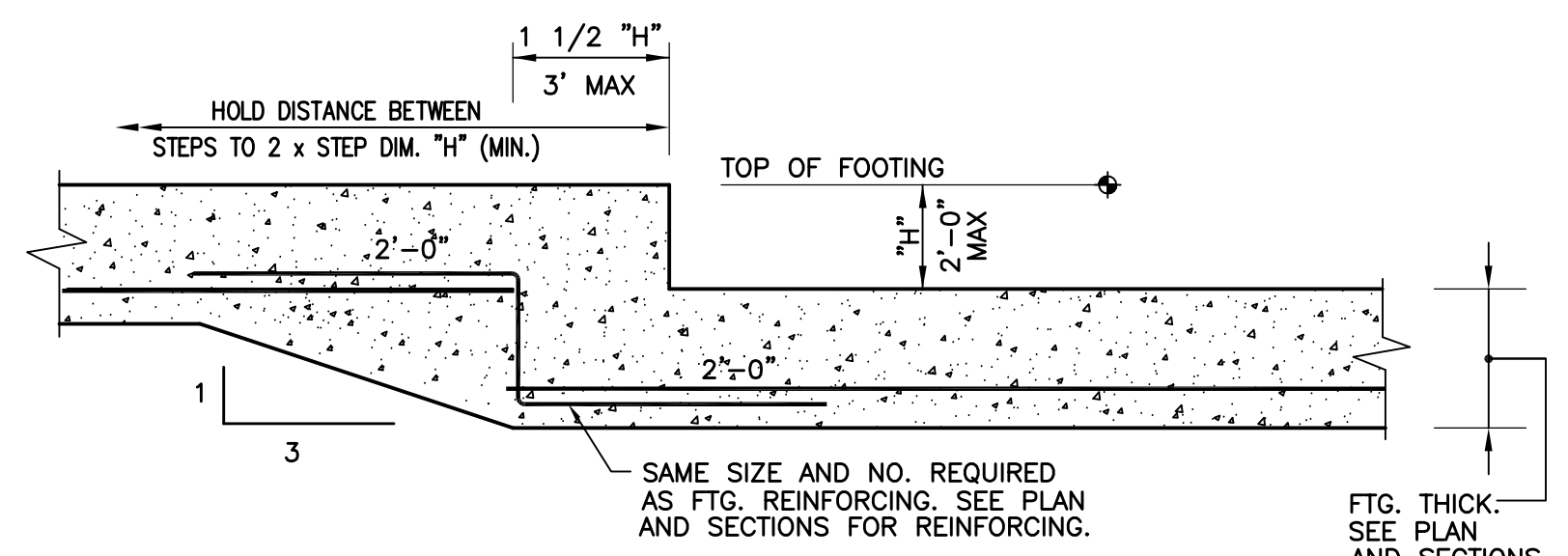
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1
S3.1 SECTION AT FOUNDATION WALL
 SCALE: NOT TO SCALE



2
S3.1 SECTION AT MASONRY WALL
 SCALE: NOT TO SCALE



3
S3.1 TYPICAL FOOTING STEP DETAIL
 SCALE: N.T.S.

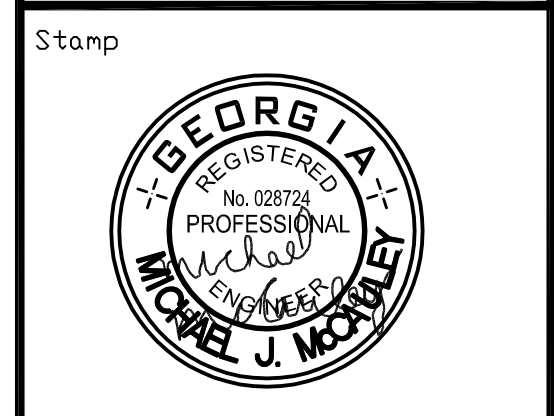
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MJM
STRUCTURAL ENGINEERING



Revisions

No.	Date	Description

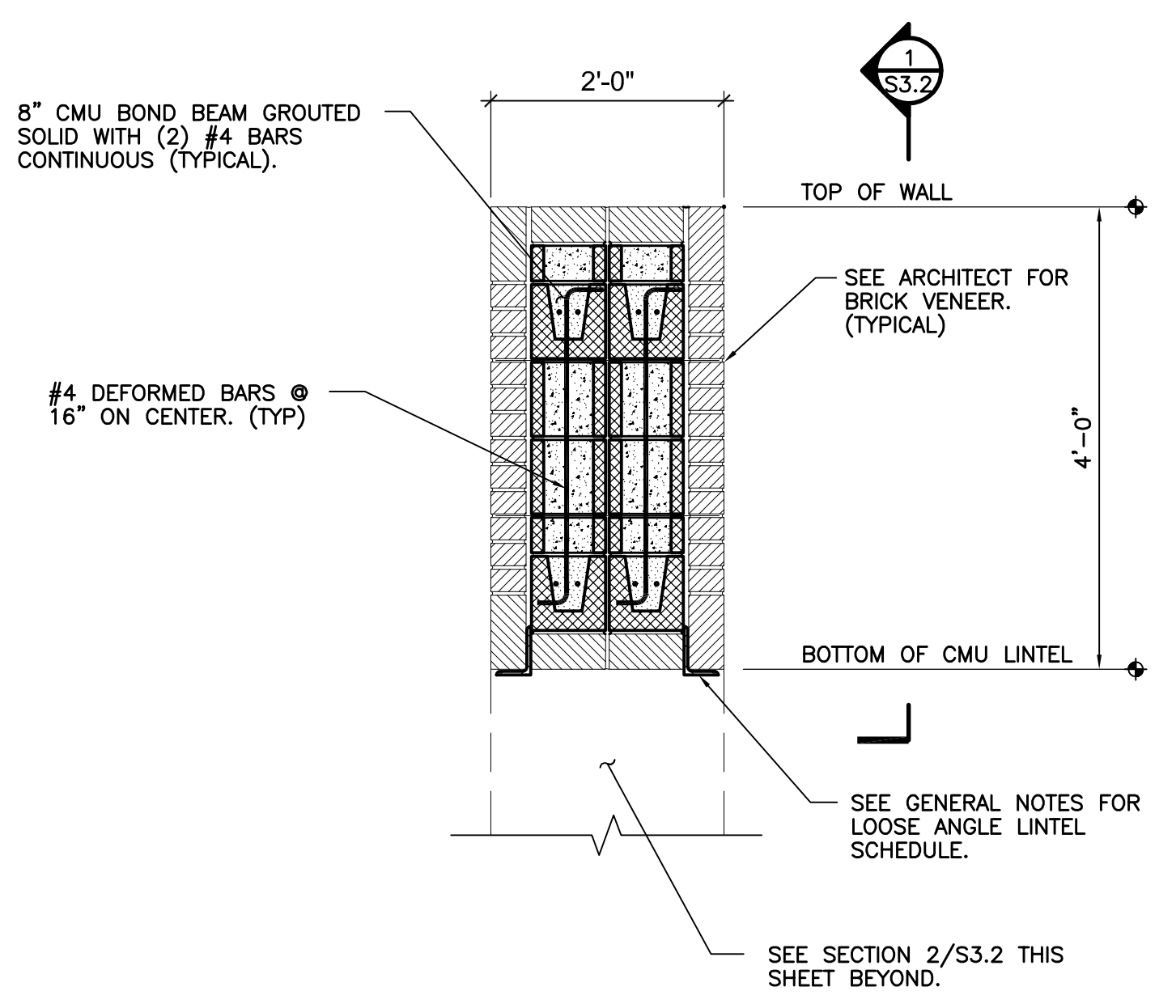
PROJECT NAME AND ADDRESS
CARTERSVILLE LIBRARY
OUTDOOR STAGE
CARTERSVILLE, GEORGIA

DATE
03/16/22

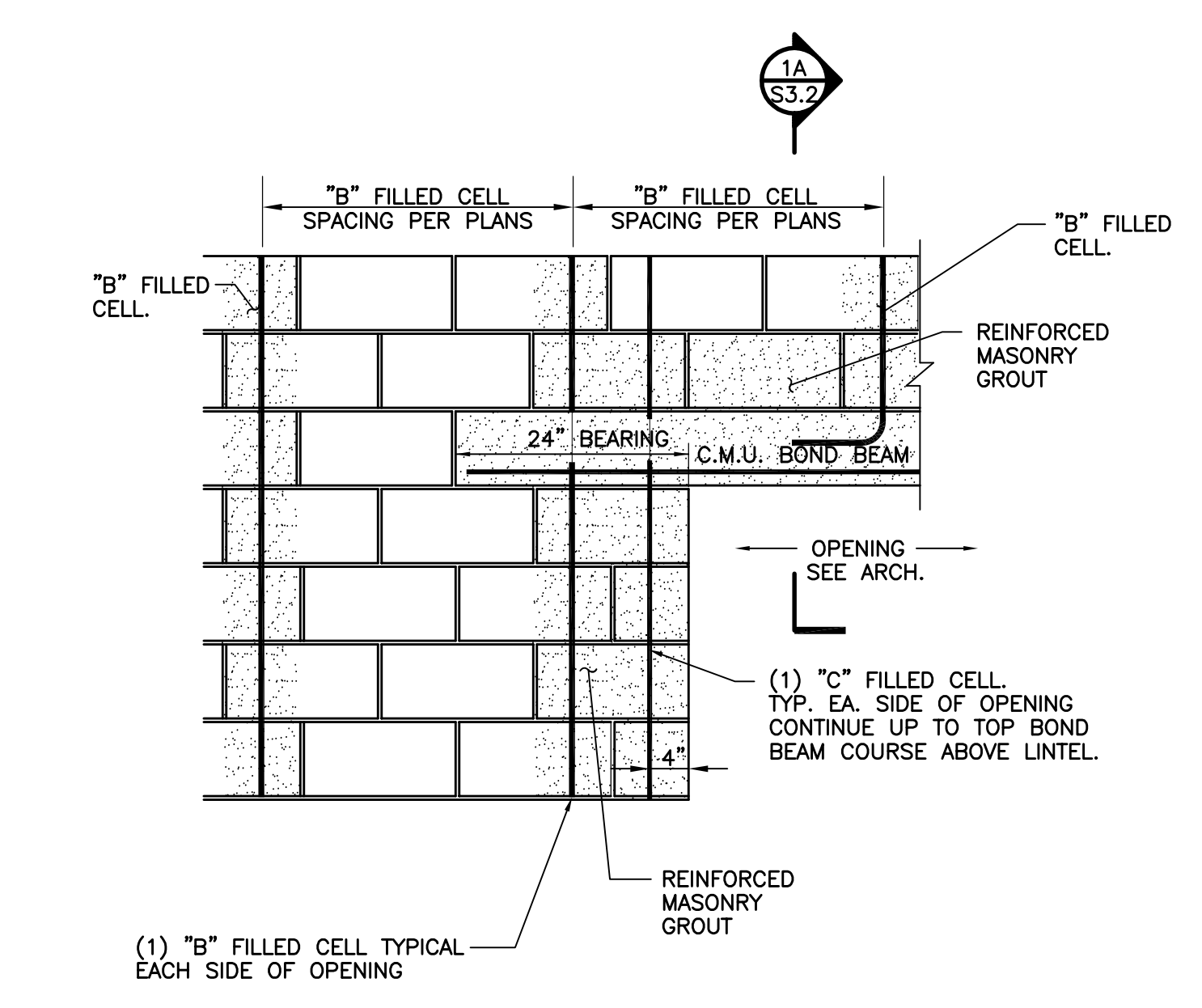
Sheet Title
FOUNDATION
AND WALL
SECTIONS

S3.2

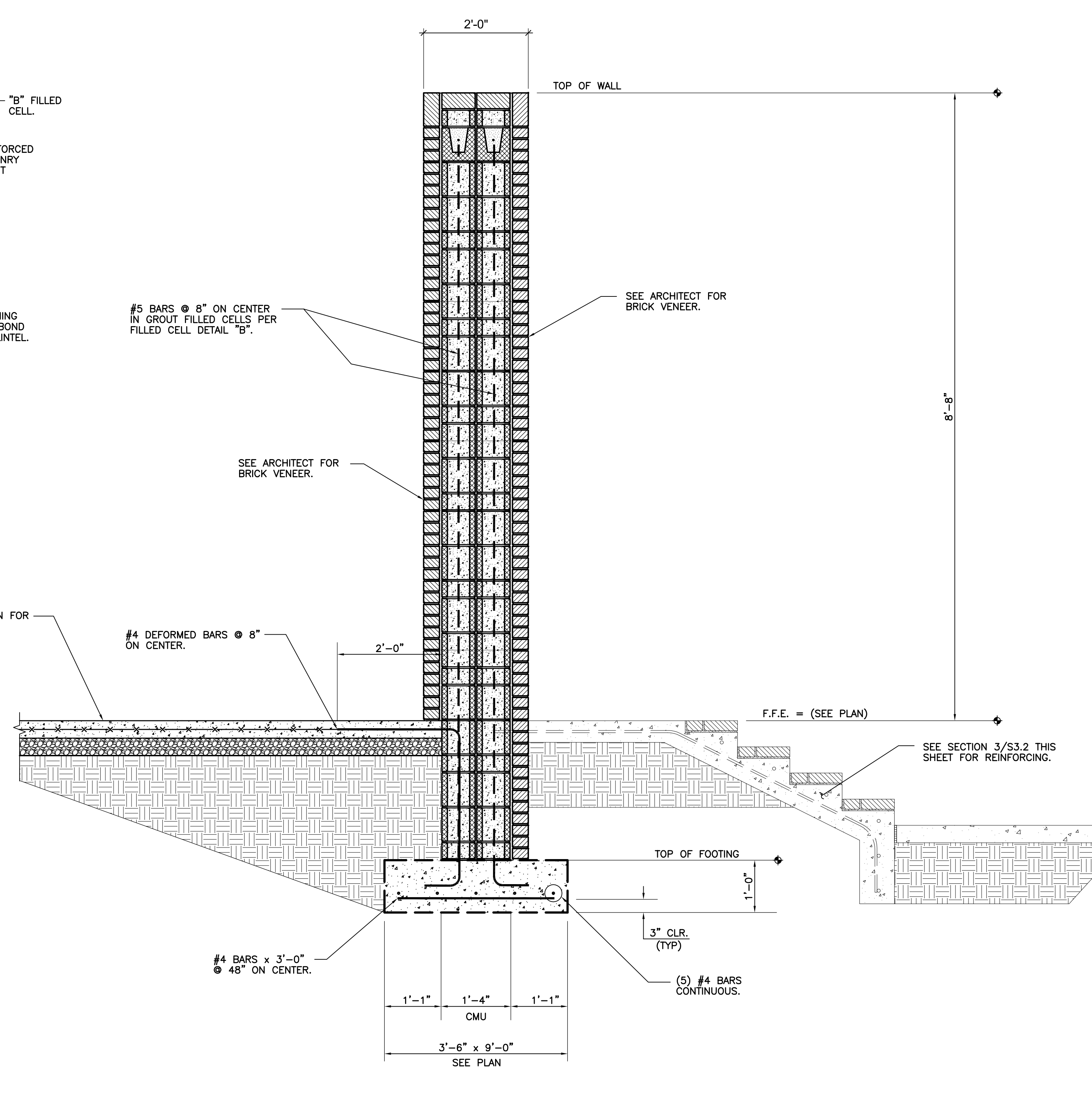
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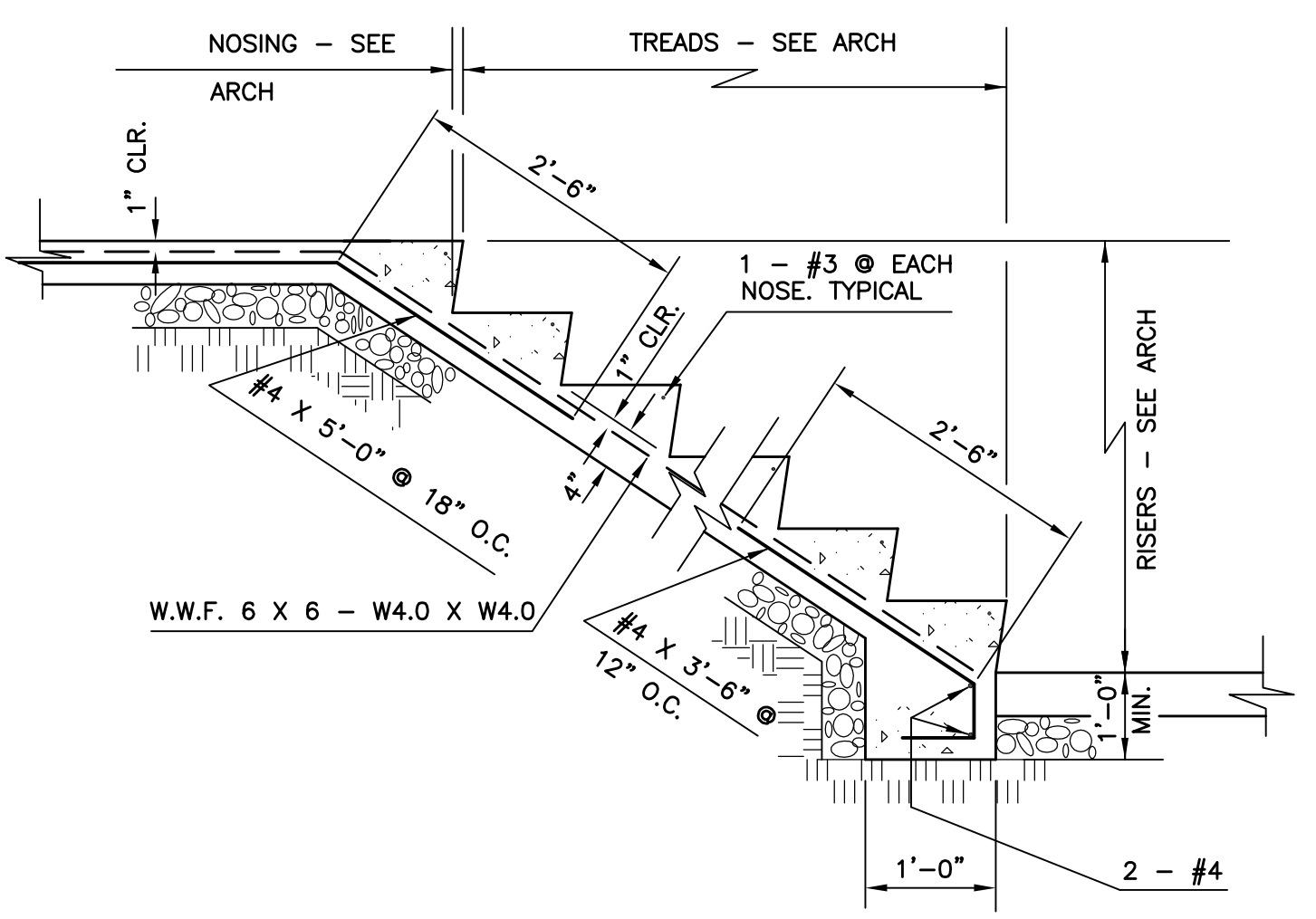
1A LINTEL SECTION
S3.2 SCALE: N.T.S.



1 CMU LINTEL BEAM AND ELEVATION
S3.2 SCALE: N.T.S.



2 SECTION AT MASONRY WALL
S3.2 SCALE: N.T.S.



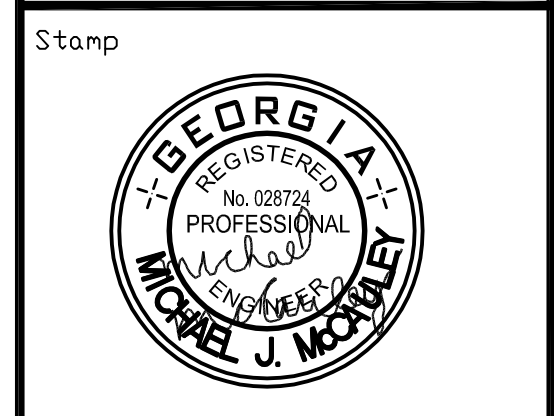
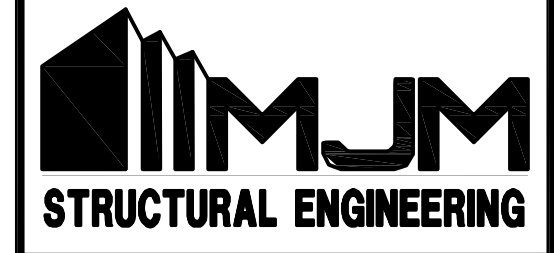
3 CONCRETE STAIRS ON GRADE
S3.2 SCALE: N.T.S.

**MICHAEL
JON MJM
MCCAULEY, P.E.**
STRUCTURAL ENGINEERING

114 OLD MILL ROAD
CARTERSVILLE, GA 30120
(678) 373-6691 OFFICE
(404) 592-6179 FAX
COA#: PE007101

NOTE:
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Revisions

No.	Date	Description

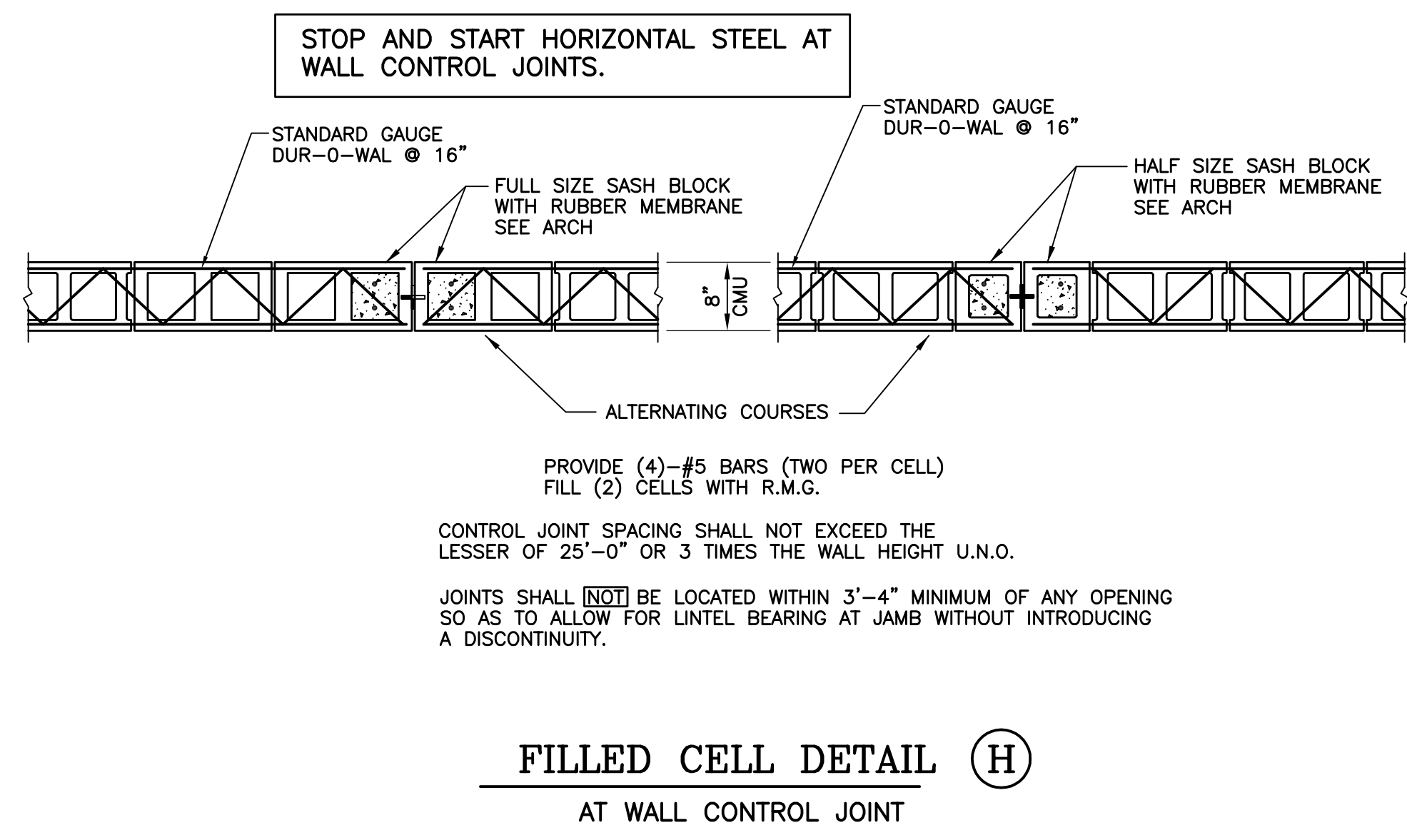
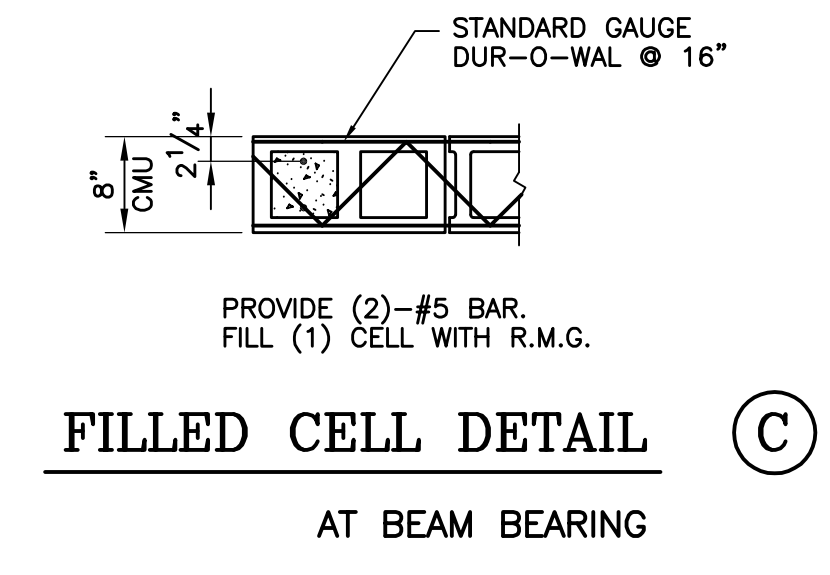
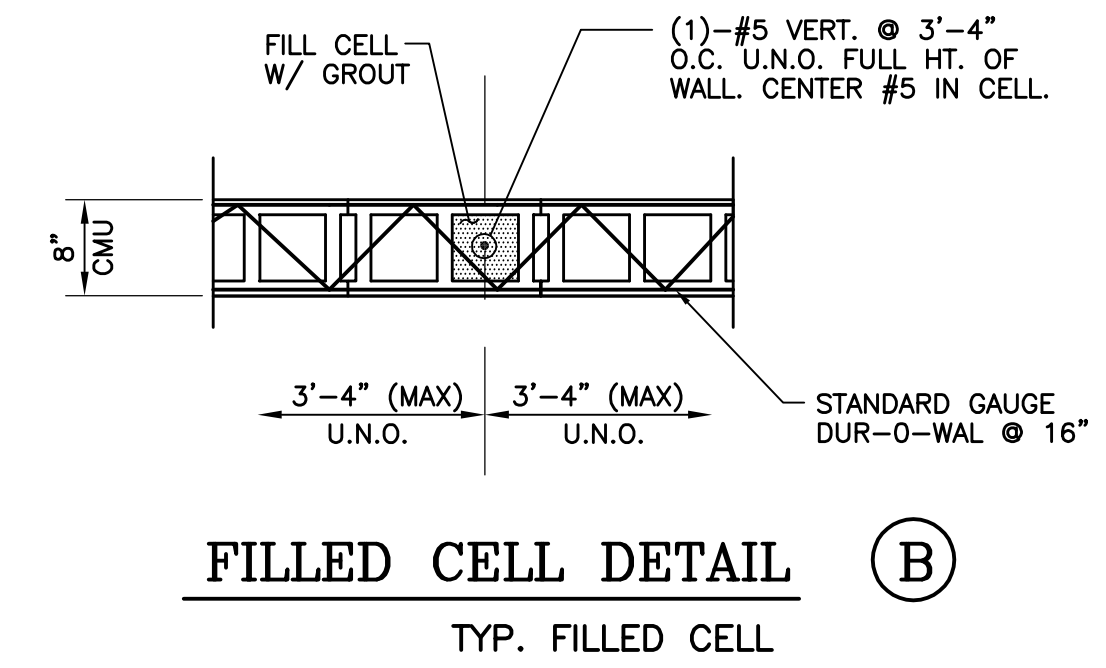
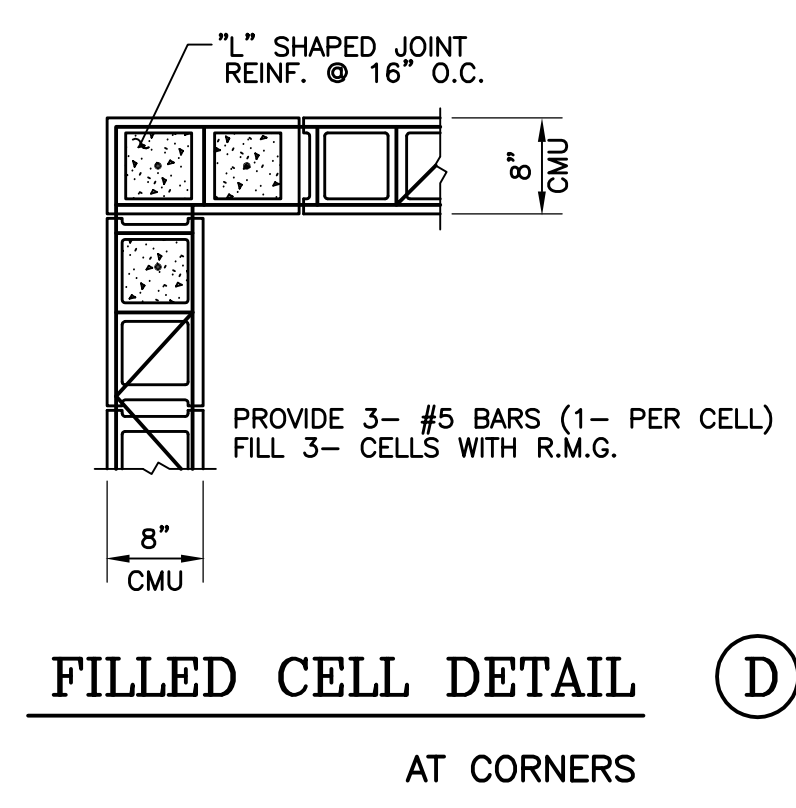
PROJECT NAME AND ADDRESS
**CARTERSVILLE LIBRARY
OUTDOOR STAGE**
CARTERSVILLE, GEORGIA

DATE
03/16/22

Sheet Title
**MASONRY
WALL
SECTIONS**

S3.3

RELEASED FOR CONSTRUCTION



NOTE TO CONTRACTOR:
INCREASE HORIZONTAL REINFORCING WIDTH FOR BRICK VENEER CLADDING NOT SHOWN FOR CLARITY. SEE MASONRY GENERAL NOTES FOR ADDITIONAL SPECIFICATIONS.

TYPICAL



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	September 20th, 2022
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP22-17. 32 Cassville Rd. Applicant: Hudson & Co. LLC
DEPARTMENT SUMMARY RECOMMENDATION:	Owner wishes to install a 60ft. section of 6ft. privacy fence in the front yard of a corner lot. This encroachment will also require a variance. The privacy fence will connect to a new, 4ft. decorative metal fence with masonry pillars around the perimeter of the property.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP22-17

HPC Meeting – 9.20.2022

Application Information

Address: 32 Cassville Rd
 Applicant: Hudson & Company, Inc.
 Historic District: Cherokee Cassville
 Zoning: R20
 Setbacks: Front= 20ft. Side= 10ft.

Brief Description: Extend privacy fence into front yard or a corner lot. Add decorative iron fence with masonry columns around perimeter of property.

Applicable Guidelines to Consider

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

Project Description:

1. Add 100ft section of privacy fence in front yard of a corner lot;
2. Add decorative iron fencing around perimeter of property;
3. Add masonry columns every 40ft. to anchor and support decorative fence.

History of the Property- House and associated site design is new, 2021-2022,

Previous COP on file:

COP20-32. Demolition, new house construction and many site elements added. Approved: 12/15/2020.

Analysis of the COP:

The house is non-historic, non-contributing.

Type: Modern. Style: TBD.

Privacy Fence

A 6ft. wooden, privacy fence is proposed to the left side and rear of the new house along the property line. The fence does extend approx. 100ft. past the front building façade along Charles Street creating a front yard encroachment of the privacy fence. The encroachment is well behind the 20ft. building setback as required by the zoning ordinance. A variance is also required for this encroachment and will be reviewed by the BZA on Oct. 13th. Case No. V22-19.

Sec. 4.16 of the zoning ordinance pertains to fences and walls.

Iron Fence

The privacy fence will connect to a proposed 4ft. decorative iron fence proposed around the perimeter of the property. Masonry columns will be constructed approx. 40ft apart to anchor and support the decorative iron fencing. A 6 ft. decorative iron fence with masonry columns was proposed on COP20-32, but were eventually removed from consideration as there was opposition to the fence. See original application site plan and HPC meeting minutes, attached.

If the fence and masonry columns are not more than 4ft in height, as allowed by the zoning ordinance, the fence could be approved administratively. However, the motion to approve the site plan was made with a condition that there be no perimeter fencing, therefore, only the HPC can reverse this decision.

There are no guidelines for new fences and columns in the HPC design standards. The commission will have to make a determination of the fence aesthetics based on previous fence reviews and public input.

Commissioners Work Sheet

Materials:

- Roof
- Siding
- Windows
- Doors
- Exterior Lighting
- Foundation
- Decking
- Steps
- Porches
- Ornamentation

Existing Materials

Materials to be Used




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.

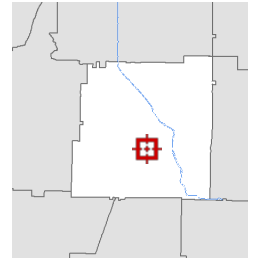
C. In all industrial zoning districts:

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)



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C002-0016-007	Alternate ID	32251	Owner Address	EVANS CALVIN H & TAMMY
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 1505
Property Address	32 CASSVILLE RD	Acreage	4.25		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL452-3 LD4				

(Note: Not to be used on legal documents)

Date created: 9/16/2022
 Last Data Uploaded: 9/15/2022 10:41:01 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.

Office Use Only	
Case Number	22-17
Date Received	8/29/22
Contributing	N. - 2021
Zoning	R-20
Legal Advertisement	9/13/22
Notified Adjacent	
HPC Hearing	9/20/22
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	C002-006-007

*Applicant: Hudson & Company, Inc

Project Address: 32 CASSVILLE ROAD

Mailing Address (if different than project address):
PO Box 367 Cartersville, GA 30120

Phone: 770-480-1598

Email: john@hudsoncompanyga.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
Garage, Storage _____

Commercial _____

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: 11/2022

Anticipated Completion: 1/2023

Contractor/Consultant/Architect: Hudson & Company, Inc

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 8/29/2022 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]

We are asking to allow a 6' wooden privacy fence to encroach into the front yard.

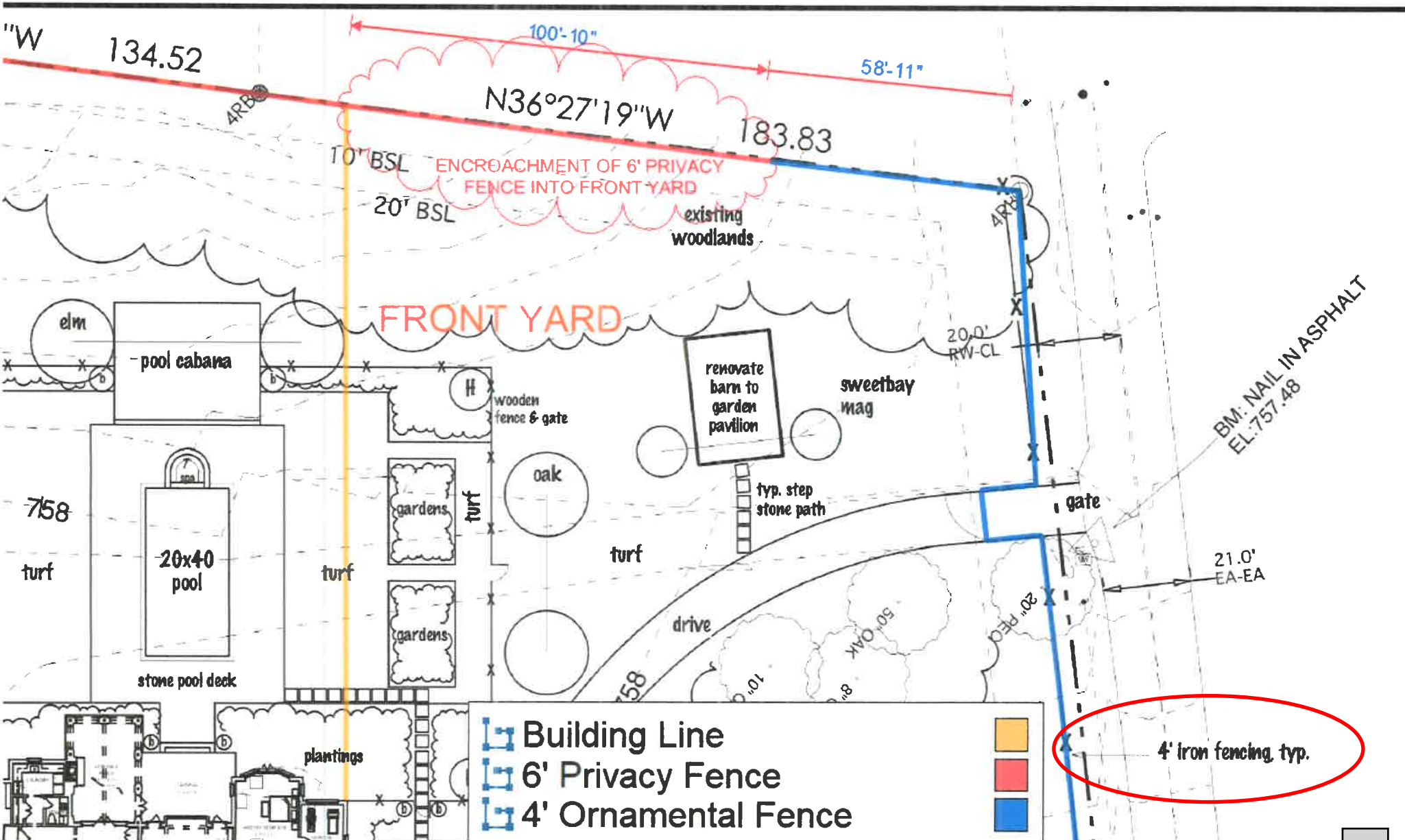
Fence would stop short of Charles St. property corner by approx. 60'. This point would near the the rear corner of the carriage house.

9/16/22: Install decorative iron fence and masonry columns around perimeter of property.

PRECEDENCE OF DECISIONS

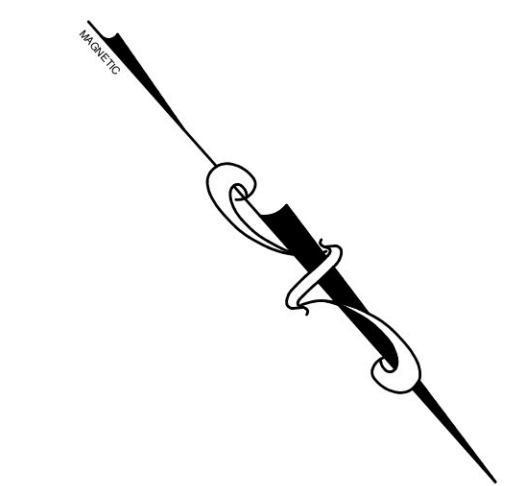
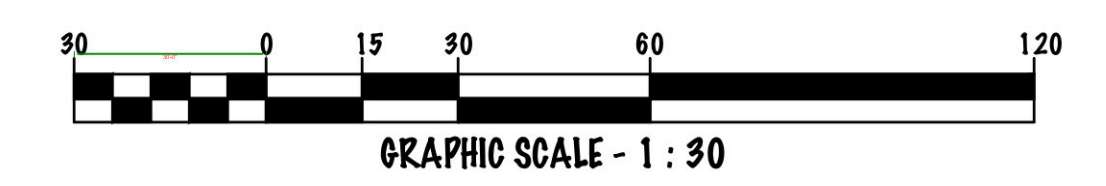
Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation,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

36.00 x 24.00



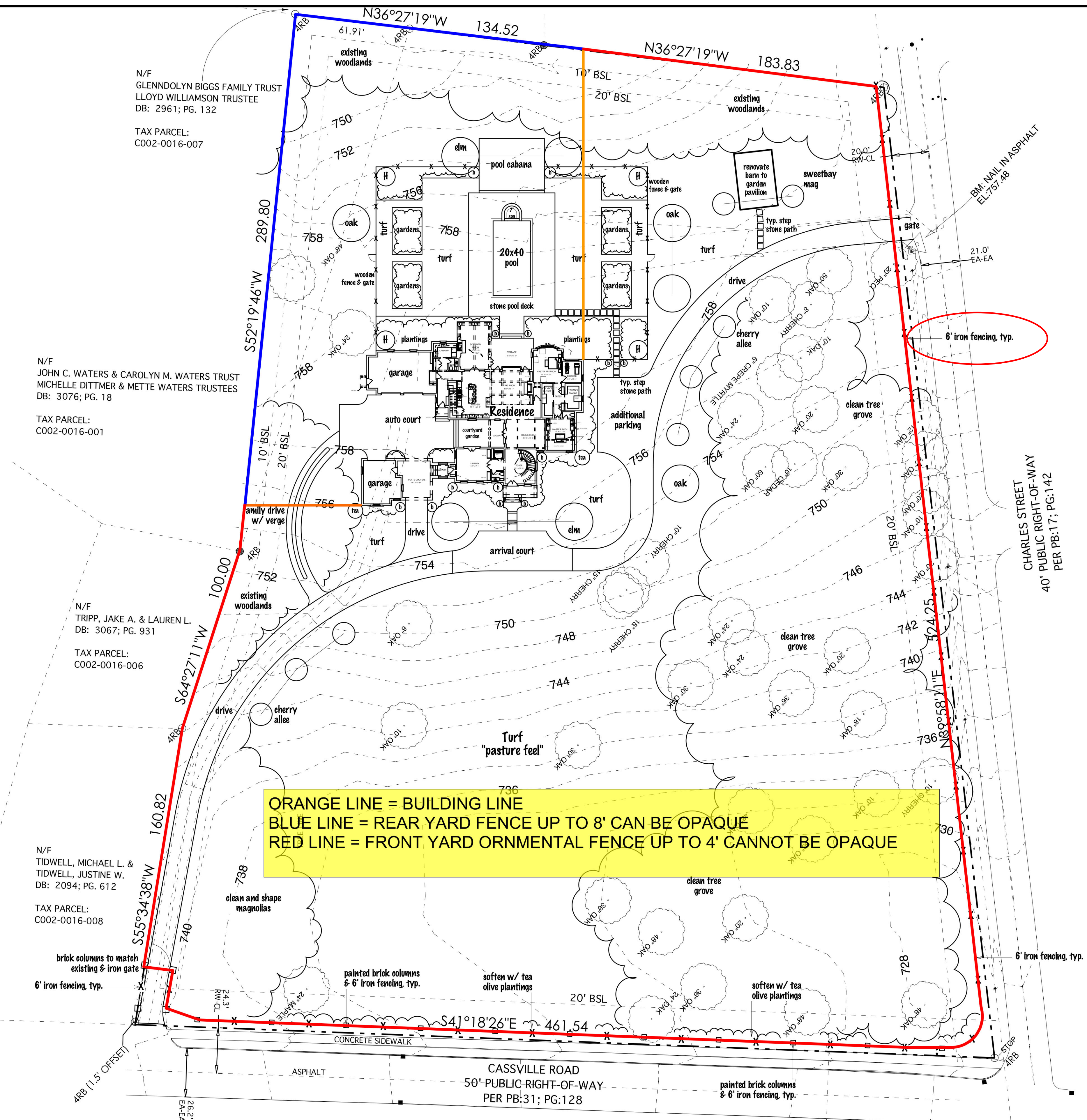
-  Building Line
-  6' Privacy Fence
-  4' Ornamental Fence

 4' iron fencing, typ.



General Notes:
 b = American boxwood
 H = Holly
 Tea = Tea olive

Driveway: to be concrete
 Columns: painted brick to match house



* Permits are the responsibility of the Owner.
 * Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)
 * Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

CAUTION
 THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITH THE UTILITY OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811 Know what's below. Call before you dig.

Status:
 Preliminary Design (Not for construction)
 Approved Design
 Construction Document

GSWCC #0000053152

This drawing, as a guide for service, is and will remain the property of the Landscape Architect. This document shall not be reproduced, published or used without the permission of the Landscape Architect. The Contractor is responsible for verification of all dimensions and existing conditions at this site before proceeding with all phases of his work. E. Graham Pittman is not responsible for any structure or hydrology, this plan is for conceptual purposes, only. It is the Contractor's responsibility to verify structure & hydrology with an Engineer or Consultant.

All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take preference over anything shown, described or implied where same are a variance.

Drawing Dates:

11.18.2020			

Scale: 1 : 30



E. Graham Pittman

Georgia #1102

E. Graham Pittman, BLA, RLA
 Landscape Architect
 email: graham.pittman@gmail.com

1217 John Douglass Drive, SW - Marietta, Georgia 30064 - Office/Mb: 770.480.9814

Calvin & Tammy Evans Residence
 32 Cassville Road
 Cartersville, Georgia 30120

Overall Site Plan

L-1

Evans - 32 Cassville Road, Cartersville Ga.

← 24 Charles St Cartersville, Georgia



STOP 6' PRIVACY FENCE



Google Earth

© 2022 Google



Camera: 233 m

← Charles St Cartersville, Georgia



STOP 6' PRIVACY FENCE



Google Earth
© 2022 Google



Camera: 233 m



Historic Preservation Commission Meeting
 10 N. Public Square
 December 15, 2020
 5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee

Present: Greg Frisbee, Becky Carr, Jeff Glover, Vandi White, Brad Galland, Lynne Pritchett

Staff Present: Randy Mannino, Samantha Fincher, Meredith Ulmer, and Keith Lovell

Absent: Larry Gregory

1. Call to Order

2. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. A motion to approve the meeting minutes from November 17, 2020 with the correction of the meeting date and the vote count was made by Board Member Glover and seconded by Board Member Carr. Motion carried unanimously. Vote: 5-0. Board Member Galland was absent during this time.

3. New Business:

A. COP20-32: 32 Cassville Rd Scope: Approval/denial of demolition and new construction plans

Chairman Frisbee called for the next item on the agenda. Meredith Ulmer, Assistant City Planner gave an overview of the application. The applicant wishes to demolish the existing home, carport, smokehouse, and guest quarters. An effort will be made to save the carriage house. A new neoclassical style home, with Italianate and Palladian influences is proposed to be constructed on the site of the existing home.

John B. Hudson, owner of Hudson & Company, Inc. and applicant on behalf on Calvin and Tammy Evans came forward in favor of the application. Mr. Hudson explained that the home and accessory structures have been severely neglected. The home suffers from water problems, foundation, and structural issues. The entire mechanical system would need to be replaced. Mr. Hudson and Mr. Evans agreed that the cost to rehabilitate outweighed what could be ever be recouped. Therefore, felt the home and accessory structures needed to be demolished. Pictures of the homes existing condition were provided to the board. The proposed home will fit the neighborhood, size and scale. If unable to save the carriage house, a replica will be constructed in its place.

Chairman Frisbee opened the floor for discussion.

Preston Holloway, 223 W Cherokee Ave came forward against the application. Mr. Preston stated it would be shameful to demolish a home that has been in the neighborhood over 100 years feared if approved it would set a precedent. Homeowners of historic homes should anticipate spending more money to upkeep their property. An inspection of the home prior to purchase would have determined the need for repairs. It is the duty of the residents and Historic Preservation Board to preserve and protect the historic charm of the district.

Chip Shropshire, 39 Cassville Road came forward and stated he has lived in the area for 20 years and felt torn about the application. Mr. Shropshire was pleased with the new home proposal, but also feared a demolition would set a precedent.

Boyd Pettit, 37 Green Street came forward and stated he would love to believe that the home could be restored, but appreciates that the applicant has proposed to build a home that fits the neighborhood. Mr. Pettit thanked the Board for their service.

Becky Champion, 55 Cassville Road came forward against the demolition. She would like to see the home restored. Mrs. Champion thanked the Board for their service.

Calvin Evans, owner of 32 Cassville Road came forward in favor of his application. Mr. Evans stated he does not take lightly of the demolition request as he respects the historic value of the home. His original intent was to restore, but plans have shifted. The proposed home will be very similar to the current home and will keep the historic integrity. Mr. Evans thanked the board and his neighbors.

Chairman Frisbee stated demolition requests are the most difficult to consider and the Board is tasked with a difficult decision. Hardships, and the current condition of the home will be taken into consideration.

Chairman Frisbee opened the floor for the Commission.

Board Member Glover stated he is not thrilled with the demolition request. He would like to see more details of what it would take to restore.

Board Member Pritchett asked Mr. Evans if he has had a second opinion or a cost estimate of the repairs. Mr. Hudson stated he has not provided a cost estimate because it is impossible to predict all the variables that could be uncovered during a restoration.

Board Member Galland stated he walked through the property in the past and confirmed it was in rough shape.

Board Member White stated the once beloved home had lost its integrity over the years after all the additions and became a burden. The proposed home fits and doesn't take away from the historic charm.

The Board discussed that they would handle the application as two requests. The demolition, and whether the proposed home is compatible.

Keith Lovell, City Attorney reminded the Board they have 45 days to take action upon receiving application. The application was accepted November 20, 2020 so it may not be practical to hold another meeting within the 45 days due to the approaching holidays. If they feel as if they do not have enough information, they will need to deny the application and ask for a re-submittal.

Board Member White made a motion to approve the demolition of all structures on the property. Motion was seconded by Board Member Galland. Motion carried. Vote: 4-2. Board Member Carr and Glover opposed.

Mr. Hudson came forward and stated the proposed home will be influenced by the original time period. Not much dirt will be disturbed, as the new home will be in the same location. The current home is 5,700 square foot and the proposed home is 6,200.

→ Michael Tidwell, 23 Cassville Road came forward and stated it was a beautiful ← plan but was concerned with the proposed fence around the perimeter. Mr. Hudson said the fence was withdrawn from the original application submittal. The only fence on the property will be around the pool, because it is required.

Becky Champion came forward and asked if there was any language that could be added to the approval that would condition the approval to be site-plan specific.

→ Board Member Carr made a motion to approve the application as submitted with ← the condition that there will be no fencing around the perimeter and the approval is site plan specific. Motion carried. Vote:5-1. Board Member Glover opposed.

Mr. Lovell stated the applicant will need to make sure the site plan complies with zoning standards.

4. Staff or Commission Comments

Mrs. Ulmer stated Lillie Read, Downtown Development Director will attend the next Historic Preservation Meeting to discuss an upcoming art project.

Mr. Mannino stated David Hardegree, City Planner is doing exceptionally well for the circumstances and hopes to return to work in January.

5. Adjourn

Chairman Frisbee adjourned the meeting.at 7:15 p.m. The next scheduled Historic Preservation meeting is Tuesday, January 19, 2020 at 5:30 PM.

/s/ 
Greg Frisbee
Chairman



Cartersville Historic Preservation Commission
10 N. Public Square
P.O. Box 1390
Cartersville, Georgia 30120

December 17, 2020

JB Hudson
32 Cassville RD
Cartersville, GA 30120

RE: COP20-32 – 32 Cassville RD

Mr. Hudson:

This letter confirms the outcome of your Certificate of Preservation (COP) application to the Cartersville Historic Preservation Commission (HPC) for property located at 32 Cassville RD. On Tuesday, December 15, 2020 the HPC **approved** the following items listed in the HPC Application:

1. Demolition of house, carport, smokehouse, and guest quarters.
2. Approval of proposed construction and landscape plans to be site plan specific.

Please make sure to apply for demolition and building permits prior to any demolition or construction.

If you modify or make additions to the approved scope of work, you must reapply to the Historic Preservation Commission and receive approval before continuing the project.

If you have any questions please contact me directly or by calling the City of Cartersville Planning Department at 770-387-5600.

Sincerely,

A handwritten signature in blue ink that reads 'Meredith Ulmer'. The signature is written in a cursive, flowing style.

Meredith Ulmer
770-607-3947
mulmer@cityofcartersville.org

General
 b = American Holly
 H = Holly
 T = Tea olive
 Driveway: ft
 Columns: palm
 match house



the responsibility of the Owner. The streamy buffers must acquire the variance/permit. (by Owner) responsible for locating all the start of any construction. PW - CALL: \$111

lary Design (Not for construction) and Designation Document

guide for service, it and will remain the property architect. This document shall not be reproduced, without the permission of the Landscape Architect responsible for verification of all dimensions and at this site before proceeding with all phases of his/it/mean is not responsible for any structures or in for conceptual purposes, only. It is the ability to verify structures & hydrology with an wet.

ocal Codes, Ordinances, Regulations, Etc. shall be of specifications for this drawing and shall take rthing shown, described or implied where same

05W00
 000005152

Drawing Dates:
 11.18.2020

Scale: 1:30



Georgia
 #1102

E. Graham Pittman, BLA, RLA
 Landscape Architect
 email: graham.pittman@gmail.com
 1217 John Douglas Drive, SW - Marietta, Georgia 30064 - Office/MB: 770.480.9814

Calvin & Tammy Evans Residence
 32 Cassville Road
 Cartersville, Georgia
 30120

Overall Site Plan
 49
 Evans - 32 Cassville Road, G.