



**CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
MEETING**

Council Chambers, Third Floor of City Hall
Tuesday, May 21, 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. HPC Meeting Minutes from April 16 meeting.

CERTIFICATE OF PRESERVATION

2. COP24-12. 206 West Ave. Applicant: Jim Macht
3. COP24-13. 10 Hillside Dr. Applicant: Kevin and Michele Gunter

STAFF OR COMMITTEE COMMENTS

ADJOURNMENT

The next meeting of the Historic Preservation Commission will be June 18th, 2023. 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:	May 21, 2024
SUBCATEGORY:	HPC Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	HPC Meeting Minutes from April 16 meeting.
DEPARTMENT SUMMARY RECOMMENDATION:	April meeting minutes for review and approval.
LEGAL:	N/A

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

I. Open Meeting

Called to order by Chairman Frisbee at 5:29PM.

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

1. Approval of Minutes

Chairman Greg Frisbee called for a motion to approve the minutes of the last meeting. Board Member Becky Carr made a motion to approve the meeting minutes from March 19, 2024. Board Member David Elder seconded the motion to approve the minutes. The motion carried unanimously. Vote: 5-0

Certificate of Preservation:

2. COP24-11. 117 Cassville Rd.

Applicant: David Munisteri

David Hardegree, Planning and Development Assistant Director, stated per the original application COP24-11, the applicant proposes to construct a new house on the undeveloped lot. The lot was recently subdivided with the intent that the house would be built to comply with the development density bonus per zoning ordinance section, 6.6.3 (L) for the R- D zoning district. New Lot will be located and face 144 Aubrey Street. There is a small storage structure on the property that will need to be demoed prior to building on the property. The only comments received from other departments were from Public Works regarding the shared driveway. Approval was given by Stephen Foy to have a shared driveway at this location.

The history of the property is a new lot subdivided from 117 Cassville Rd.

David Munisteri came forward and stated that the home proposed is to be a 2 story, 4 bedroom, 2 ½ bath with Hardie siding and energy efficient.

Chairman Frisbee opened the floor for discussion from the committee.

Chairman Frisbee asked the applicant how the parking arrangements will be on the property. Mr. Munisteri stated that there will be a 2-car driveway placed beside the new home and behind the home at 117 Cassville Rd.

Chairman Frisbee asked if there will be a crawl space or front porch being added to this property. Mr. Munisteri stated that he does not have the depth to add a front porch and that part of it would already be in the setback. If moved further into the setback a variance would be required.

Board Member Brad Galland asked what getting a variance would mean in this situation. Mr. Keith Lovell, City Attorney, stated that it would be a process of applying and attending a zoning hearing to grant smaller setback requirements for this property. The current setbacks for this property are 20' from all streets.

Further discussion commenced.

Chairman Frisbee asked a question regarding adding a crawl space to allow for an elevation into the home. Mr. Munisteri stated that the property will be graded for proper watershed which will allow a step up into the home.

Board Member Lisa Ellis asked if shutters would be added to the property and if there would be a concrete pad at the rear of the property. Mr. Munisteri stated that the shutters will be added to each window and that there will be a concrete porch area added to the back of the home.

Chairman Frisbee as well as Board Member Ellis both stated that they would prefer a front porch onto the property and a variance to be pulled. Mr. Munisteri stated that adding a full front porch to the property will bring more cost to the project and put it out of budget. Mr. Lovell stated that within the code it states that you can go into the setbacks 3' but once you pass the 3' mark it will require a variance. Discussions took place about other ideas that could possibly take place to help the home fit into the street.

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

Board Member Ellis made a motion to approve the project scope with the addition of shutters and front support columns to be added. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 5-0

II. OTHER

Chairman Frisbee asked if there were additional items to discuss.

Debbie Groyer, Jones Mill, came forward and asked the committee if she could receive help regarding Jones Mill at Petit Creek.

Chairman Frisbee adjourned the meeting at 6:20 PM

Date Approved: 05/21/2024

/s/ _____
Greg Frisbee, Chairman



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	May 21st, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-12. 206 West Ave. Applicant: Jim Macht
DEPARTMENT SUMMARY RECOMMENDATION:	COP request for minor exterior modifications to the front and rear of the home.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-12

HPC Meeting – 5-21-24

Application Information

Address: 206 West Ave.
 Applicant: Jim Macht. Owner: National Property Holdings, LLC. (tax records)
 Zoning District: R-7
 Setbacks: Front: 20ft. Rear: 20ft: Side: 8ft.

Brief Description: Applicant proposes to replace existing carport with a detached garage.

Applicable Guidelines to Consider

Historic District Ordinance Section	
	9.25-51. General
	9.25-52. Downtown Business District
X	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	X N. Aesthetic Recommendations
	E. Roofs	
X	F. Exterior Walls	PART TWO: New Construction
X	G. Driveways, Walkways, and Off-Street Parking	
	H. Lighting	PART THREE: Relocation
X	I. Windows and Doors	
X	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.

The following scopes of work are proposed:

Front of House Modifications

1. Replace gabled portico over front porch with arched gabled portico.
2. Replace (4), 6/6 existing, wood windows with 6/1 DH, Wood windows.

* Add concrete parking area in front yard (Not allowed by ordinance Sec. 17.11)

- a. Add retaining wall for parking area.
- b. Add steps from parking area to front door per elevation.

Rear Patio Addition

1. Add new porch. Dimensions not provided. (Approx. 7ft x 22ft.)
2. Support porch roof with (2) 8x8 wood posts
3. Add new, solid door.
4. Relocate (1) window to center of patio space.
5. Replace (1) existing 9/9 window with (1) 9/1 DH, wood window.
6. Replace (2) existing 6/6 windows with (2) 6/1 DH, wood windows
7. Patio floor to be concrete.
8. Patio roof, presumably, will maintain slope of existing roof with asphalt shingles.

Rear Dormer Addition

1. Add new dormer similar in size and positioning to front dormer. No dimensions provided. (Approx. 12' x 36').
2. Add (2) 6/1 DH, wood windows.
3. Add (2) 9/1 DH, wood windows.
4. Add lap siding, wood or cement board, to dormer to match front dormer. Reveal to match. (Lap siding is wood on front dormer).

History of the Property- The house was constructed c.1940 according to the Bartow County Tax assessor's records. There is no GHRS survey for the property.

COPs on file:

COP06-07. Replace front door, new architectural roof. Approved 4-18-06

Analysis of the COP:

The house is Historic, Non-Contributing. Housing Type: Side-gabled Bungalow. Housing style: Undetermined.

The front entry gabled portico is common to many homes where a front porch does not exist. Replacing the portico with a different arching style seems appropriate as long as traditional wood or other approved composite or cement board products are used.

The front parking area is prohibited by the zoning ordinance Sec. 17.11. A driveway, approx. 45ft in length with varying width, approx. 10-15ft, does exist. Per the city attorney, this item is not eligible for a variance; therefore, it is not allowed and cannot be constructed as

presented. For contributing properties the front yard parking area is also prohibited per 9.25-53, Part 1 (G)(1)(d) & (e).

The existing windows on the front of the house appear to be the original wood windows. They are proposed to be replaced with wood windows. Clarification is needed if the wood windows are wood on the interior and exterior or clad on the exterior. Also, information may be needed for the type of dividers to be used- Grid Between Glass or SDLs with a raised profile to match the existing. Since the house is non-contributing, this detail may not matter.

The rear patio addition seems to be an appropriate addition; however, there are several functional questions/ comments that need to be addressed by the applicant:

1. *The patio roof appears to conflict with existing overhead power feed. Contact Cartersville Electric System to discuss.*
2. *The patio floor appears to conflict with the ventilated block openings and access location for the crawlspace. How are these conflicts addressed?*
3. *Where will the HVAC unit be relocated? It should not be visible from West Ave.*

The rear dormer addition is unique to the district as most dormers are limited to single window additions. This dormer proposal is to match the dormer on the front of the house. It is presumed this is to increase the living space on the second floor. The dormer will not be visible from West Ave. Material types are not provided, but are presumed to be wood or similar products to match the front dormer.

No information on windows is provided for the rear of the house.

Will the side windows also be replaced? The windows have different dimensions; therefore, different pane configurations. Again, since the house is non-contributing, this detail may not matter.

Since the house is non-contributing, the determination by the Board should focus on the appropriateness of the proposed modifications on the surrounding houses and on the District. The below properties are adjacent to 206 West Ave:

East: 101 South Ave.	Historic, Non-contributing.
West: 208 West Ave.	Historic, Contributing.
North: 205 West Ave.	Historic, Non-contributing.
209 West Ave.	Historic, Contributing.
South: 9 Neel St.	Non-Historic, Non-contributing.
11 Neel St.	Non-Historic, Non-contributing.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt shingles	Patio roof- Shingles if pitch allows
Siding	Dormer- wood	Dormer-No info provided.
Windows	Wood	More info needed.
Doors		
Exterior Lighting		
Foundation		Patio- Concrete slab
Decking		
Steps		
Porches	Front Portico- Wood	Same or equivalent
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.

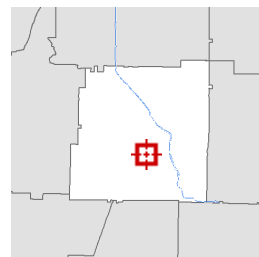
Item 2.

Sec. 17.11. - Parking of vehicles in the front yard in a residential district.

Required parking spaces shall not be allowed in the front yard between a principal building and a street (public or private) or in front of the front entrance to a building on any property used for residential purposes, with the exception that in single-family residential districts (excluding townhouse developments) vehicles may park in front of the principal building on a driveway leading to a garage, carport or side yard parking space as required. Additional parking may be allowed in front of the principal building on a public or private street with the approval of the City of Cartersville Public Works Department and such parking shall be designed as parallel parking spaces only.



Overview



Legend

- Parcels
- Roads

Parcel ID	C017-0018-004	Alternate ID	34439	Owner Address	NATIONAL PROPERTY HOLDINGS LLC
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 2307
Property Address	206 WEST AVE	Acreage	0.14		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL527 LD4				

(Note: Not to be used on legal documents)

Date created: 5/16/2024
 Last Data Uploaded: 5/15/2024 10:52:26 PM

Developed by **Schneider**
 GEOSPATIAL



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Jim Macht
Project Address: 206 WEST AVENUE
Mailing Address (if different than project address):
P.O. Box 1165, CARTERSVILLE, GA
Phone: 404-617-486
Email: jmacht@cadd-inc.net

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

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

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Existing Building Type:

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

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

BEAR DORMER & PORCH, FRONT DOOR
GLASS (NEW), NEW WINDOWS

Type of Project (check all that apply):

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

Start Date: _____

Anticipated Completion: _____

Contractor/Consultant/Architect: Jim Macht, CADD 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 April 19, 2024 Signature Jim Macht

Office Use Only

Case Number COP24-12
Date Received 4-16-24
Contributing NC 1940
Zoning R-7
Legal Advertisement 5-14-24
Notified Adjacent _____
HPC Hearing 5-21-24
HPC Decision _____
COP Expiration _____
Project Completion _____
Tax Parcel C017-0018-004

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]

FRONT - NEW GABLE OVER FRONT DOOR WITH ARCH AND BRACKETS

NEW WINDOW 6 over 1 DOUBLE HUNG - WOOD

EXTEND CONCRETE DRIVE PARKING IN FRONT AS SHOWN ON ELEVATION.

PROVIDE NEW REAR PORCH WITH 6x8 SQUARE POSTS AS SHOWN

PROVIDE NEW REAR PATIO AS SHOWN (CONCRETE)

NEW REAR DORMER AS SHOWN. THE SIZE TO MATCH EXISTING FRONT DORMER

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.



 **CADD, Inc**
Computer Aided Drafting Dept., Inc.
P.O. Box 1165
Cartersville, GA 30120
Tel: (404) 617-4196
(770) 324-0279



 **CADD, Inc**
Computer Aided Drafting Dept., Inc.
P.O. Box 1185
Cartersville, GA 30120
Tel: (404) 617-4185
(770) 324-0279







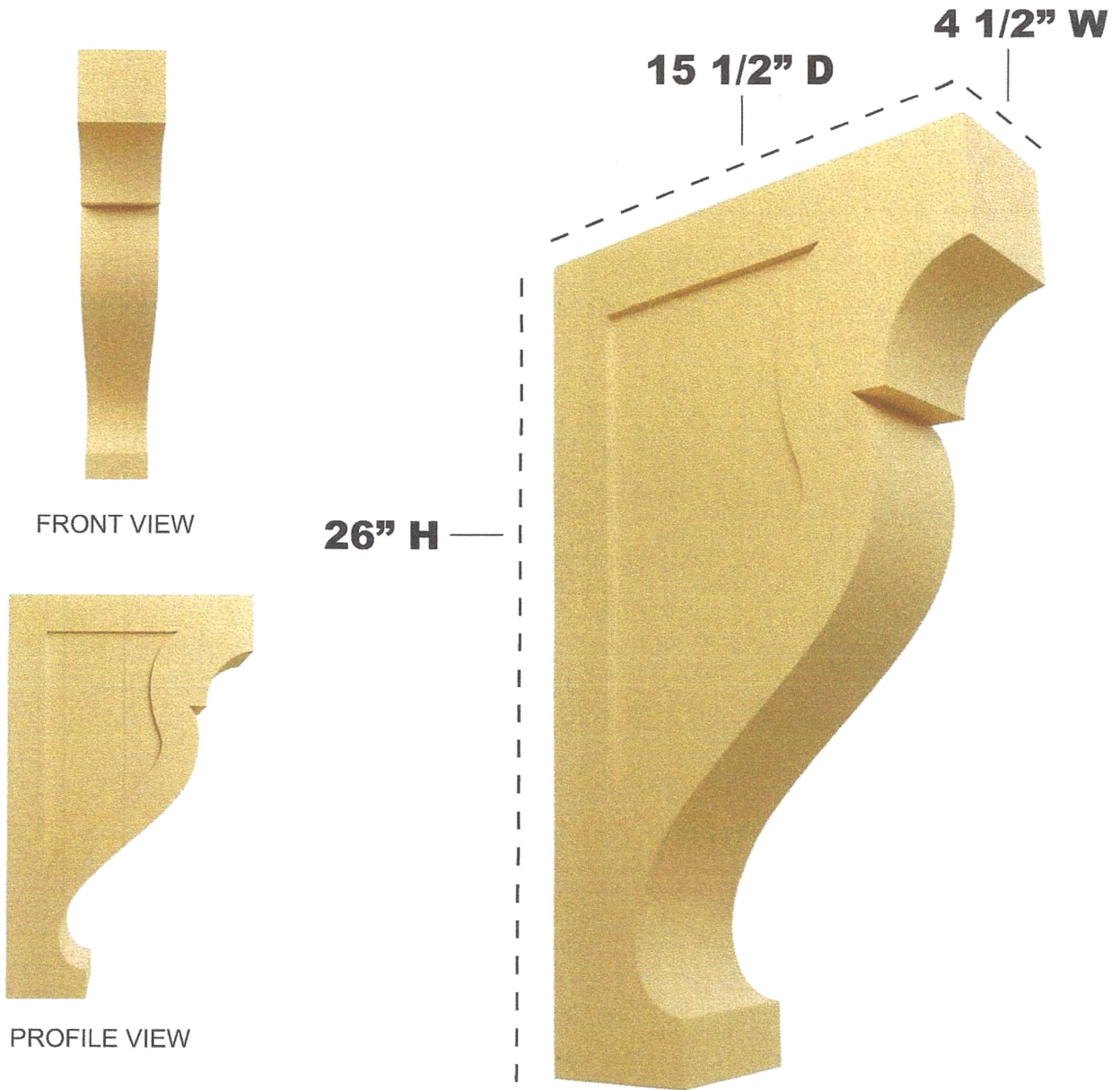




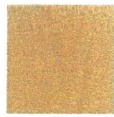


4 1/2 INCH W X 15 1/2 INCH D X 26 INCH H ROCKPORT CORBEL

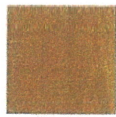
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AVAILABLE WOOD SPECIES:



ALDER



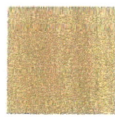
CHERRY



MAPLE



RED OAK



RUBBERWOOD



P:866.607.0453 | F: 866.591.3143
2300 W. Main St. | Clarksville, TX 75426
sales@ekenamillwork.com | www.ekenamillwork.com



Front Window. Representative of other windows Item 2.









HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	May 21st, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-13. 10 Hillside Dr. Applicant: Kevin and Michele Gunter
DEPARTMENT SUMMARY RECOMMENDATION:	COP request to add a front porch. Demolish brick steps.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-13

HPC Meeting – 5-21-24

Application Information

Address: 10 Hillside Dr
 Applicant: Kevin and Michele Gunter
 Zoning District: R-20
 Setbacks: Front: 20ft. Rear: 20ft: Side: 10ft.

Brief Description: Applicant proposes to add a front porch. Demolish brick steps.

Applicable Guidelines 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
	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
X	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	
X	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.	

The following scopes of work are proposed:**Front Porch Addition**

1. Demolish existing brick steps from walkway to front door.
2. Construct a front porch approx. 11ft x 36ft.
3. Add standing seam, metal roof.
4. Add wood or composite columns
5. Add wood or composite steps
6. Add wood or composite decking
7. Add stone skirt to porch
8. Modify length of existing shutters as needed.

History of the Property- The house was constructed c.1954 according to the Bartow County Tax assessor's records. There is no GHRS survey.

COPs on file:

COP19-05. 1) Add stamped paver at base of driveway; 2) Replace existing asphalt driveway with river rock gravel driveway, and 3) Replace iron deck railing with wood railing to match porch on rear of home. Approved 3-19-19.

Analysis of the COP:

The house is Historic, Contributing. Housing Type: Undetermined, but cottage-like. Style: Undetermined

No plans provided, only descriptions and examples of preferences. Porch dimensions are approximately 11ft. x 36ft. x 30" (staff measurements).

The applicant proposes to demolish the existing brick steps and landing at the front door. The contractor states the brick steps cannot be saved. Pictures are provided that show the steps have settled and the mortar is cracked. The steps appear to be original to the house as the brick appears to match the house brick. Tile has been added to the surface of the landing at the front door.

The front porch is to be constructed from wood or wood composite materials for the support columns, railings, and decking. No details have been provided. Pictures representing the applicants' aesthetic preferences have been provided for the porch and roof. The roof is proposed as a standing-seam, metal roof with less than a 3:1 pitch. A stone skirt is proposed for the porch.

The stone skirt may be too informal for the clean lines and formality of the brick house.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt shingle (house)	Metal (porch)
Siding		
Windows		
Doors		
Exterior Lighting		
Foundation	Brick Crawlspace	
Decking		Wood/composite
Steps	Brick w/ metal railing	Wood/composite
Porches		Wood/composite columns/handrails
Ornamentation		Stone skirt/ Wood/ composite

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.

10 Hillside Dr. Porch Dims.

Item 3.



01/22/2015 - 03/07/2015



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C014-0002-004	Alternate ID	33613	Owner Address	ADCOCK KIMBERLY
Sec/Twp/Rng	n/a	Class	Residential		10 HILLSIDE DR
Property Address	10 HILLSIDE DR	Acres	0.66		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 452 LD 4				

(Note: Not to be used on legal documents)

Date created: 5/15/2024
Last Data Uploaded: 5/14/2024 9:24:48 PM

Developed by 



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: KEVIN/MICHELE GUNTER
 Project Address: 10 HILLSIDE DRIVE
 Mailing Address (if different than project address):
CARTERSVILLE, 30120
 Phone: 770-367-4608
 Email: KEVIN_GUNTER@BELL SOUTH.NET

*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

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	_____

PROJECT INFORMATION

Existing Building Type:
 Residential
 Commercial
 Other _____
One, Two or Multi family
Garage, Storage

Brief Project Description (include addition of screen, installation of fence)
ADDITION OF FRONT PORCH

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: UPON APPROVAL
 Anticipated Completion: _____

Contractor/Consultant/Architect: HEATH MASSEY

AUTHORIZATION
 In consideration for the City of Cartersville's review of this application for a proposed change to a local ordinance and hold harmless the City and its officers and employees from and against any and all claims this application or any issuance of a permit by the City.
 Date: 4-19-24 Signature: [Signature]



CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: __Kevin & Michele Gunter

Project Address: _10 Hillside Dr.

Mailing Address (if different than project address):

Phone: _____

Email: _____

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

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Office Use Only

Case Number	COP24-13
Date Received	4-21-24
Contributing	Y- c.1954
Zoning	R-20
Legal Advertisement	_____
Notified Adjacent	5-14-24
HPC Hearing	5-21-24
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	C014-0002-004

O
J
E
C
T

- 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: _____

Anticipated Completion: _____

Contractor/Consultant/Architect: _____

AUTHORIZATION

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

Date _____ 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]

① FRONT PORCH ADDITION

SEE

SUPPORTING

ATTACHMENTS

PRECEDENCE OF DECISIONS

Each application will be considered on it's own merit with refer and the Commission's published Design Standards. While the past actions when making decisions on an Application for a Ce decisions when considering new application that may appear s

PHOTO A - FROM STREET WHERE
FLOOR OF PORCH WILL
BE C11H.

PHOTO B - SHOWS HEIGHT OF PORCH
OF 30 IN ESH WITH
SHUTTERS AND DOOR

PHOTO C - SHOWS PORCH WIDTH
OFF OF HOME AND
EVEN WITH CONCRETE WALKWAY

PHOTO D - SHOWS PLACEMENT OF
NEW STEPS LOCATION
INLIME WITH ROCK PATHWAY

PHOTO E - SHOWS ROOF OF
PORCH EXTENDING TO
ARSA ESH WITH
WALKWAY. NOT SURE
OF EXACT PITCH
YET AS CONTRACTOR
WILL FIGURE NUMBERS
UP.

PHOTO F -

SHOWS EXACT EXAMPLE
OF WHAT WE WANT

PHOTO C7 -

SHOWS STONE WE

WANT FOR POREN

SKIRT AND META POREN

ROOF

PHOTO A. FROM STREET WHERE FLOOR OF PORCH WILL BEGIN. (LEFT SIDE)

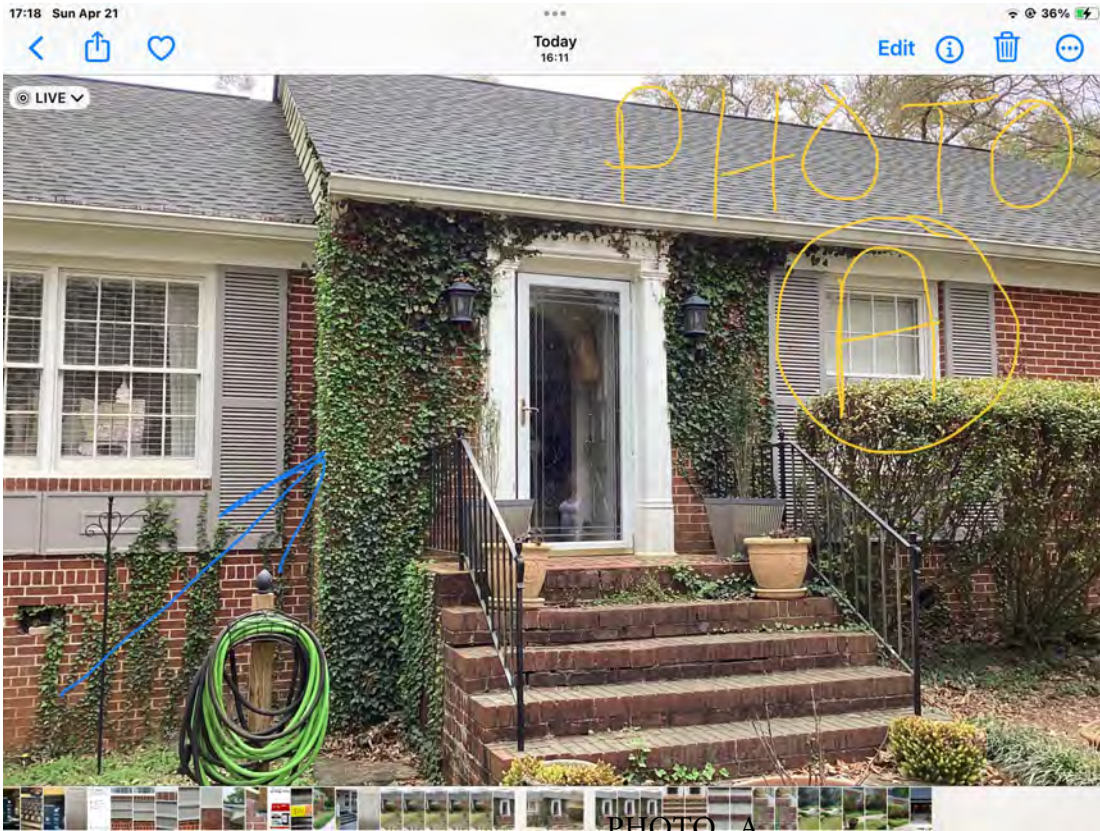


PHOTO B. SHOWS HEIGHT OF PORCH OF 30IN. EVEN WITH SHUTTERS AND DOOR.

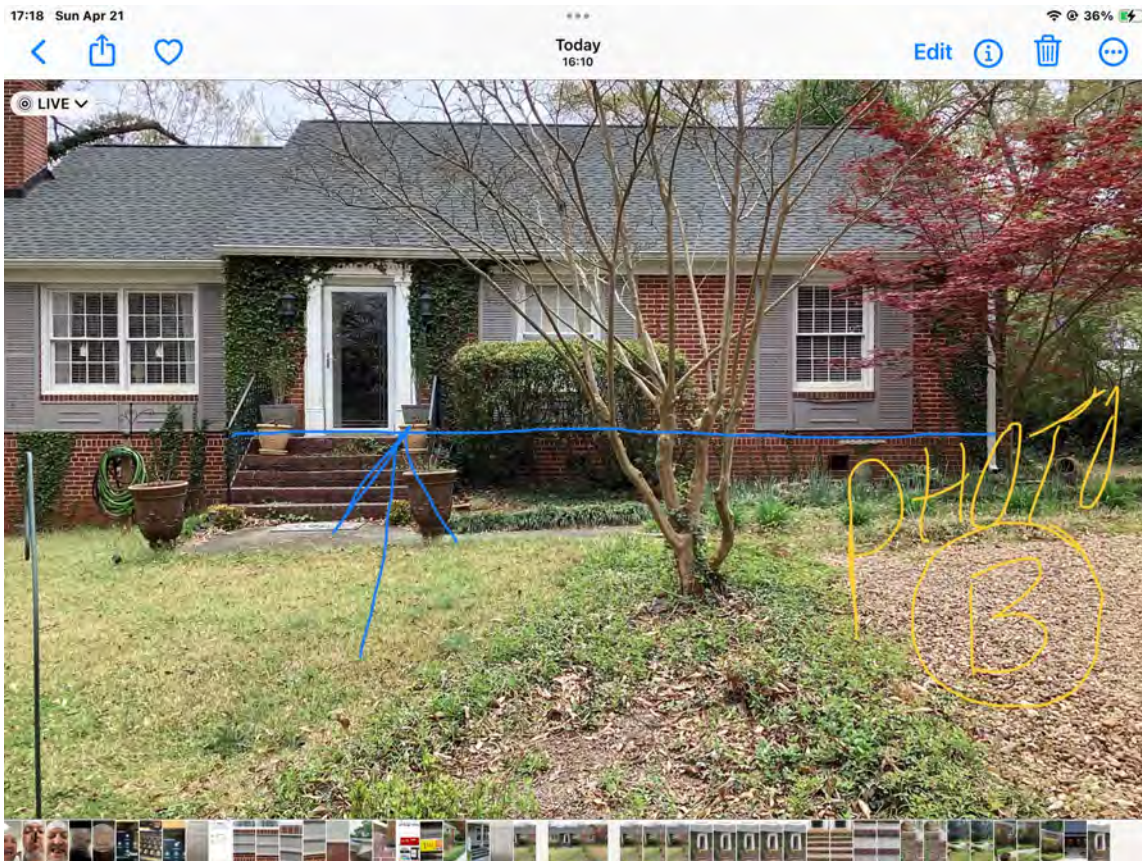


PHOTO C. SHOWS PORCH WIDTH OFF OF HOME AND EVEN WITH CONCRETE WALKWAY (APPROX. 11FT)

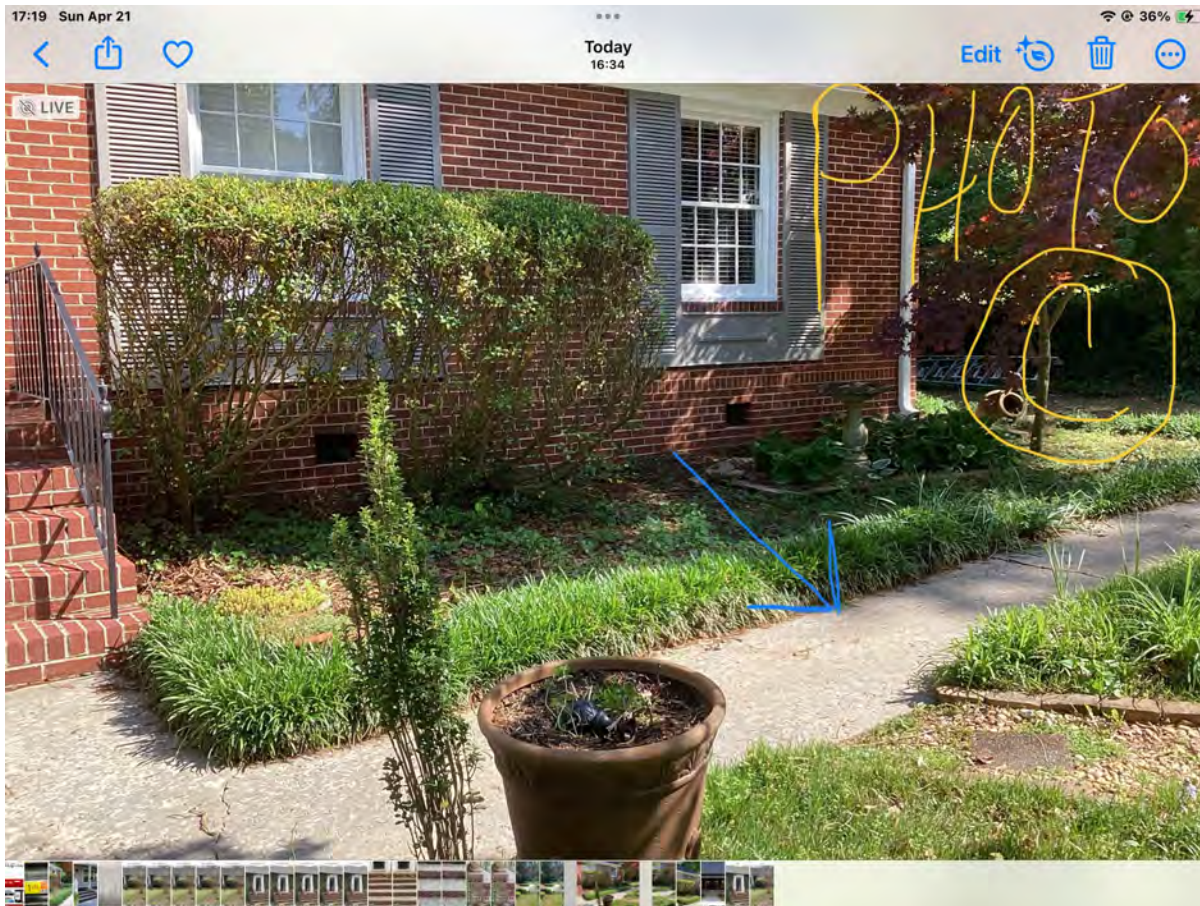


PHOTO D. SHOWS PLACEMENT OF NEW STEPS LOCATION INLINE WITH ROCK PATHWAY.



PHOTO E. SHOWS ROOF OF PORCH EXTENDING TO AREA EVEN WITH WALKWAY. NOT SURE OF EXACT PITCH YET AS CONTRACTOR WILL FIGURE NUMBERS UP.

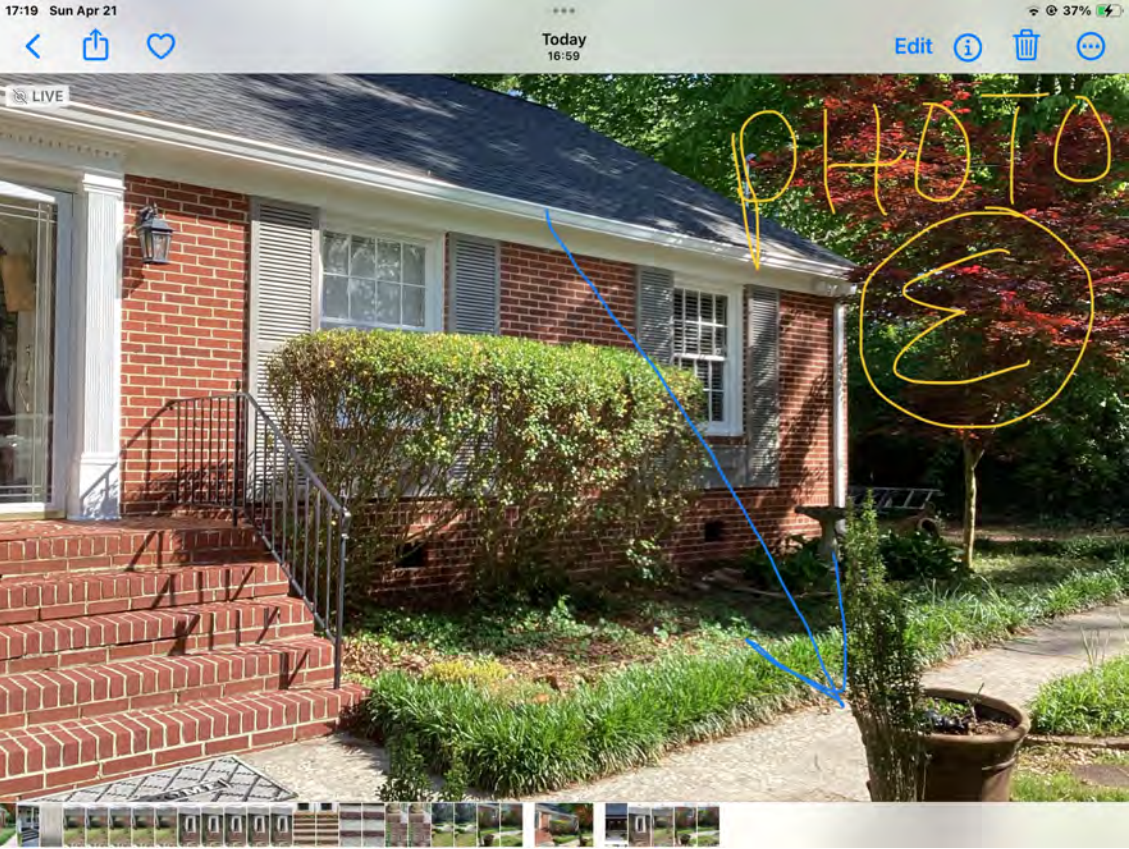


PHOTO F. SHOWS EXACT EXAMPLE OF WHAT WE WANT

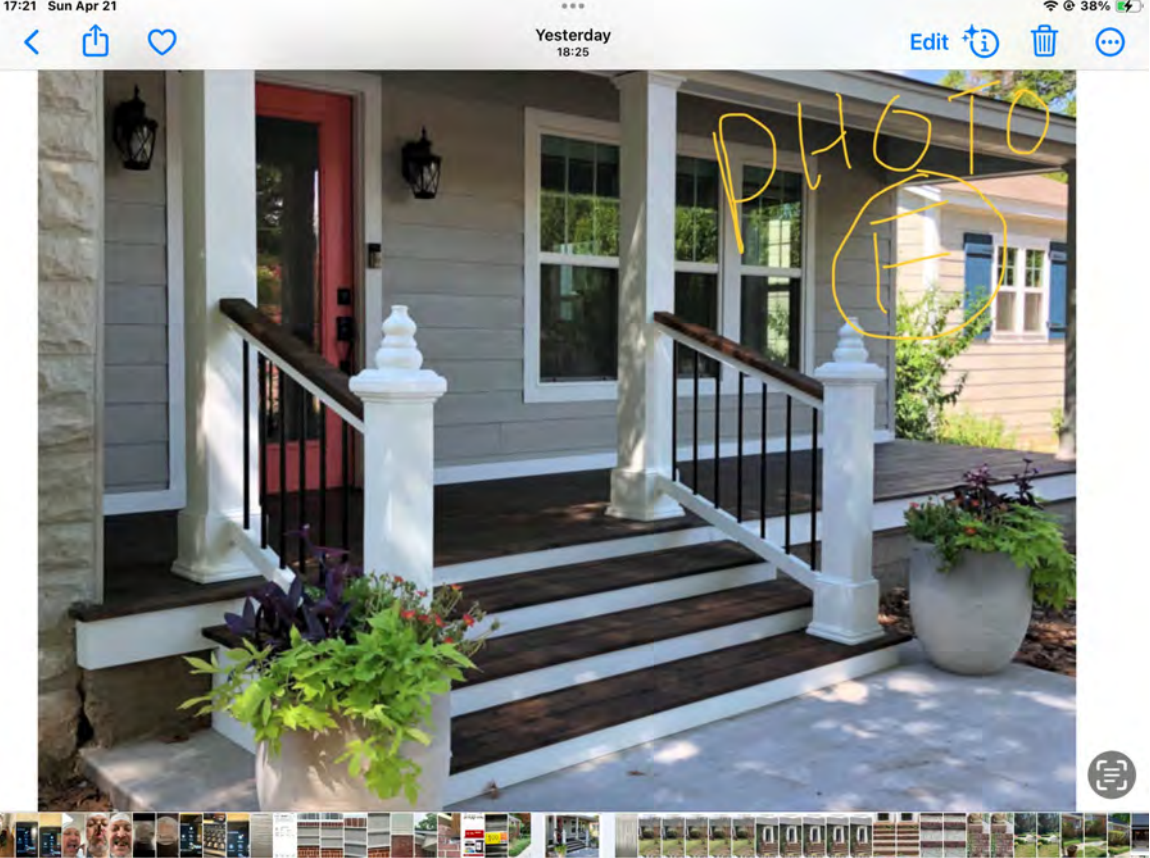
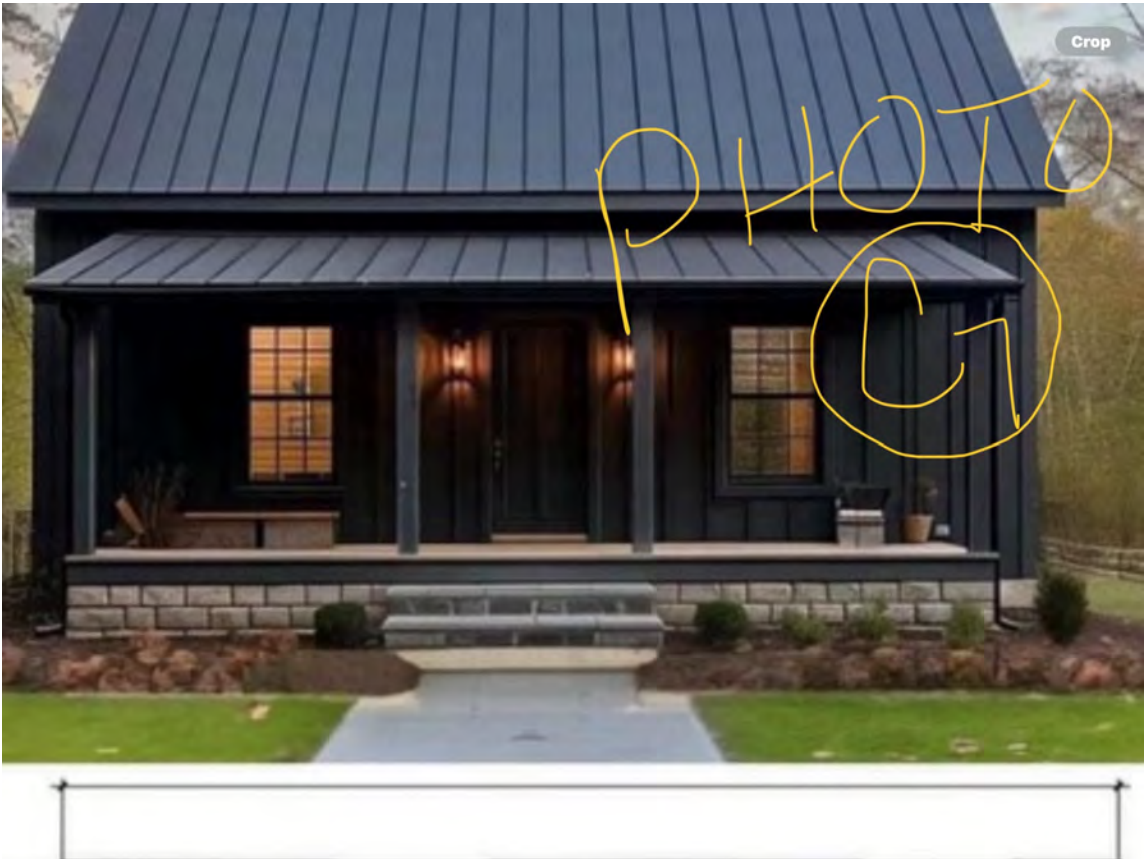


PHOTO G. SHOWS STONE WE WANT FOR PORCH SKIRT AND META[L] PORCH ROOF.

Item 3.



David Hardegree

From: KEVIN GUNTER <kevin_gunter@bellsouth.net>
Sent: Sunday, April 21, 2024 6:28 PM
To: David Hardegree
Subject: [EXTERNAL] 10 Hillside Drive 5/21 Proposal

From contractor regarding roof:

There gonna frame it and then put lats up for the metal roof or OSB. We put OSB first and then put our metal.

Sent from my iPhone

From: [KEVIN GUNTER](#)
To: [David Hardegree](#)
Subject: [EXTERNAL] 10 Hillside Drive 5/21 Proposal
Date: Sunday, April 21, 2024 5:57:14 PM
Attachments: [IMG_0038.PNG](#)
[IMG_0041.PNG](#)

Per contractor the steps are not salvageable nor repairable and needs to be demolished.



Sent from my iPad

EXISTING BRICK STEPS





