



**CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
MEETING**

Council Chambers, Third Floor of City Hall
Tuesday, April 19, 2022 at 5:30 PM

AGENDA

COMMISSIONERS:

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

CITY PLANNER:

David Hardegree

CITY CLERK:

Julia Drake

DEPUTY CITY CLERK:

Samantha Fincher

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. March 15, 2022 HPC Minutes

CERTIFICATE OF PRESERVATION

2. COP22-10. 133 Cassville Rd. Applicant: Dr. Olivia Merandi.
3. COP20-24. 213 W. Main St. Applicant: Margaret Knight
4. COP21-11 REV-1. 7 Oakland St. Applicant: Jeffrey C. Glover
5. COP22-11. 12 Green St. Applicant: David Elder & Donald Hatton

STAFF OR COMMITTEE COMMENTS

OTHER

The next meeting of the Historic Preservation Commission will be May 17th. 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 ITEM SUMMARY

MEETING DATE:	April 19, 2022
SUBCATEGORY:	Historic Preservation Commission
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	March 15, 2022 HPC Minutes
DEPARTMENT SUMMARY RECOMMENDATION:	March 15, 2022 HPC Minutes have been uploaded for your approval
LEGAL:	N/A

Historic Preservation Commission Meeting
10 N. Public Square
March 15, 2022
5:30 P.M.

I. Opening Meeting

Call to order by Chairman Frisbee

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

Staff Present: David Hardegree, Samantha Fincher, and Keith Lovell

Absent: Larry Gregory

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member Pritchett made a motion to approve the meeting minutes from February 15, 2022. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 5-0.

2. COP21-21 REV-1. 155 W Main St. Applicant: Garrett Dickerson

Chairman Frisbee called for the next item on the agenda. David Hardegree, City Planner stated the applicant, Garrett Dickerson, came before the Board February 15, 2022 with a last minute change request to replace front door with a new 8-0 wooden door with glass. The Board granted a blessing but could not take official action.

Chairman Frisbee opened the floor for discussion.

Board Member White made a motion to approve the new 8-0 wooden door with glass. Board Member Carr seconded the motion. Vote: 5-0.

3. COP22-05. 49 Cassville Rd. Applicant: Beth Tilley

Chairman Frisbee recused himself.

Chairwoman Pritchett called for the next item on the agenda. Mr. Hardegree stated the applicant, Beth Tilley, request to add a fireplace to a room on the right, rear of the house. The chimney will have minimal impact to the roof. The exterior cladding of the fireplace will be stucco to match the exterior wall, instead of cedar shake as described in the application. One window in the second floor gable will be removed. A section of privacy fence will be installed along the Wofford Street property line pending variance approval. Lastly, the existing accessory structure will be relocated.

Applicant, Beth Tilley, came forward to answer questions from the Board.

Chairwoman Pritchett opened the floor for discussion.

Board Member Carr made a motion to approve the fence pending variance approval. Also, to include clarification of the fireplace cladding to be stucco. Board Member White seconded the motion. Vote: 4-0.

Chairman Frisbee entered back into the meeting.

4. COP22-06. 566 W. Main St. Applicant: Tyson B. Smith.

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant, Tyson Smith, proposes to add a detached garage, swimming pool, and covered porch to the rear yard. Board and Batten is proposed on the garage addition. Sufficient buffers through landscaping and/or fencing will be established to minimize impact to adjacent properties along the rear and side property lines. The proposed porch addition to the rear of the house are minimally invasive, and could be removed at any time and still maintain the integrity of the original structure. Mr. Smith would like to paint the exterior unpainted brick, replace the front door, and replace the vinyl siding with board and batten.

Applicant, Tyson Smith, came forward to answer questions from the Board. He added they would like to replace the front door with a 3/4 light door. Panels to remain.

Chairman Frisbee opened the floor for discussion.

The Board discussed whether painting the brick is appropriate. Mr. Hardegree stated the painting of the unpainted brick may be allowed as the house is non-historic and non-contributing. The design standards are currently written to protect historic, contributing properties. The 1980s brick is a hardened brick. Modern brick and mortar structures still require moisture and air exchange to occur. If permitted, the brick and mortar portions of the house should be coated with a breathable paint.

Board Member White made a motion to approve the application as submitted with the language to add a 3/4 light door. Panels to remain. Board Member Pritchett seconded the motion. Vote: 5-0.

5. COP22-07. 762 West Ave. Applicant: Derek Geldhauser

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the applicant, Derek Geldhauser, proposes to replace the eleven existing 6x6 support posts with eleven Greek columns with a Doric capital. Replace dormer siding with cedar shake. Currently, the windows are trimmed with a simple 1x 6 board. Mr. Geldhauser proposes to add additional decorative trim to the top of the windows on the home and garage. Upper and lower side windows included. Front door will be replaced, no sidelights as shown in application. Lastly, a circular driveway is proposed. Mr. Hardegree presented the Board with the email responses for application clarification. The Board requested this information to be included in the minutes. Attached as attachment "A"

Applicant, Derek Geldhauser, came forward to answer questions from the Board. Mr. Geldhauser stated that GDOT denied the driveway request and confirmed the cedar shakes will be stained.

Chairman Frisbee opened the floor for discussion.

The Board discussed the columns and compared them to 308 West Cherokee.

Board Member made Glover made a motion to approve the application as submitted with the addition of garage dormers with cedar shakes. Reference columns to match the existing columns at 308 West Cherokee. Removal of the driveway request. Board Member Galland seconded the motion. Vote: 5-0.

6. COP22-08. 203 S. Bartow St. Applicant: Robert Adams

Chairman Frisbee called for the next item on the agenda. Mr. Hardegree stated the original house has experienced multiple additions including a wraparound porch. A porch wraps around the North East corner of the house. A portion of the northern porch along Leake Street has been enclosed as a screened porch. There is no documentation when this occurred. The applicant proposes enclosing the screened porch area to create a sunroom. The proposed materials will be similar to what is currently used. The door and transom window will be installed on the east sidewall of the sunroom facing South Bartow Street. Door will be fixed. The casement windows will be Anderson 400 series windows Aluminum exterior with wood interior, SDL with grill spacers. A decorative window will be installed on the west side wall of the sunroom.

Applicant, Robert Adams, came forward to answer questions from the Board and stated changes are not permanent and mostly hidden by landscaping.

Chairman Frisbee opened the floor for discussion.

The Board discussed the window proposal and preferred the grids.

Board Member Pritchett made a motion to approve with the clarification of having grids in the casement windows. Board Member White seconded the motion. Vote: 5-0.

7. COP22-09. 341 W. Cherokee Ave. Applicant: Michelle Everett

Chairman Frisbee called for the next item on the agenda. Mr. David Hardegree stated the original house style is mid-century modern ranch house. The house was constructed with a combination of brick and board and batten on the exterior. The enclosed carport, bay windows and front living room expansion likely occurred after the house was originally constructed. The enclosed carport may have been an addition based on the lower elevation of the roofline compared to the primary structure but cannot be confirmed. A sunroom addition was added to the rear of the house. The applicant proposes a series of modifications to existing structure as well as adding a 2nd story.

Architect, Michelle Everett, came forward to answer questions from the Board. The materials and roof slope will match existing home. Mrs. Everett clarified the chimney was not on the drawings but will remain and the steps to the door will be brick.

Chairman Frisbee opened the floor for discussion.

The Board discussed the condition of the home and complimented the plans.

Board Member Pritchett made a motion to approve as submitted. Board Member Glover seconded the motion. Vote: 5-0.

8. COP22-10. 133 Cassville Rd. Applicant: Dr. Olivia Merandi. Concept discussion for COP application

Chairman Frisbee called for the next item on the agenda. Mr. David Hardegree stated this item is for concept review. Dr. Mercandi has purchased this building built in the fifties and plans to turn it into a dental office. She provided plans for the Board to review and give feedback before she proceeds with the architect. She would like to recycle the hard pine and incorporate it back into the building. The Board stated this remodel would be a great improvement to the building.

STAFF OR COMMITTEE COMMENTS

Board Member Glover provided an update on 7 Oakland Street. He stated that have ran into problems that have delayed the project completion.

Chairman Frisbee adjourned the meeting at 6:53 P.M.

/s/ _____
Greg Frisbee
Chairman

Attachment "A"

David Hardegree

From: Derek Geldhauser [REDACTED]
Sent: Monday, March 14, 2022 9:47 AM
To: David Hardegree
Subject: [EXTERNAL] Re: HPC application- 762 West Ave. COP22-07

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION! : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender [REDACTED]

Thanks David, I apologize for missing the questions you had last week. I didn't see the email until this weekend. See answers below. I will reach out to GDOT to discuss the circular drive.

Regarding the decorative trim proposed for the windows:

1. Will trim be added above and below the existing trim boards? The image in your application has a red arrow pointing to a new cap above. The image also shows a sill and trim board below. The current windows do not have lower trim board. **Just above**
2. Will decorative trim be added to the dormer windows? **Yes**
3. Will decorative trim be added to the side windows, both lower and upper stories? **Yes**

Regarding the front door replacement, side lites (windows) are shown in the example. Will side lites be added with the door replacement? **No**

On Fri, Mar 11, 2022 at 6:15 PM David Hardegree <dhdegree@cityofcartersville.org> wrote:

Mr. Geldhauser,

Attached is the case file and agenda for Tuesday's HPC meeting. The files are also online at <https://www.cityofcartersville.org/meetings>

Please attend to represent the application. Tues. March 15th. 5:30pm. 3rd fl City Hall in Council Chambers.

Contact me with any questions.

David



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	April 19th, 2022
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP22-10. 133 Cassville Rd. Applicant: Dr. Olivia Merandi.
DEPARTMENT SUMMARY RECOMMENDATION:	Building renovation for a new dentist office to include exterior façade changes, new windows, doors, add privacy fence.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 22-10

HPC Meeting – 4-19-22

Application Information

Address: 133 Cassville Rd
 Applicant: Olivia Merandi
 Historic District: Cherokee-Cassville
 Zoning: Multiple Use (M-U)
 Setbacks: Front= 10ft. Rear= 20. Side= 10ft.

Project Summary: Exterior renovations to support a new dentist office. Tasks include new building façade, new windows and doors. New privacy fence.

Applicable Standards to Consider

DESIGN STANDARDS FOR STRUCTURES CONTRIBUTING TO THE RESIDENTIAL HISTORIC DISTRICTS	
<i>Part One: MAINTAINING, REPAIRING, AND REPLACING EXISTING STRUCTURES</i>	
<input type="checkbox"/> A. Wood	<input type="checkbox"/> K. Utilities and Energy Retrofit
<input type="checkbox"/> B. Masonry	<input type="checkbox"/> L. Accessibility, Health, and Safety Considerations
<input type="checkbox"/> C. Architectural Metals	<input type="checkbox"/> M. Aesthetic Recommendations
<input type="checkbox"/> D. Paint	
<input type="checkbox"/> E. Roofs	PART TWO: ADDITIONS AND NEW BUILDING CONSTRUCTION
<input checked="" type="checkbox"/> F. Exterior Walls	
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	PART THREE: RELOCATION OF STRUCTURES
<input type="checkbox"/> H. Lighting	
<input checked="" type="checkbox"/> I. Windows and Doors	PART FOUR: DEMOLITION
<input checked="" type="checkbox"/> J. Entrances, Porches and Balconies	
Commercial Design Standards (Historic Downtown Business District)	
PART ONE: General Standards for Structures Contributing to the District.	
PART TWO: Standards for New Construction –	

The following scopes of work are proposed for the building:

Front

1. Remove all existing siding, awnings, windows and doors. (Left side door/windows to tenant lease space may remain)
2. Replace siding with repurposed wood from interior (low wall) and corrugated metal (high wall).
3. Add new awning over new entrance right side of building. Material is presumably metal to complement siding.
4. Add new commercial glass door, right side.
5. Add new storefront windows, approx. 5ft x 8ft. Six (6) windows shown.
6. Add (4) runs of transom-style windows, per plans.
7. Add raised concrete walkway along building foundation.

Right Side

1. Remove all existing siding, windows and doors.
2. Replace siding with repurposed wood from interior (low wall) and corrugated metal (high wall).
3. New awning across front to wrap around right side to cover door. Material is presumably metal to complement siding.
4. Add new commercial glass door.
5. Add new storefront windows, approx. 5ft x 8ft. One (1) window shown.
6. Transom-style window over front door to wrap around corner of building.
7. Add raised concrete walkway along building foundation as needed.

Other

1. Replace asphalt shingle roof/ membrane with same, presumably.
2. Add privacy fence & gates for security (Already installed. Zoning compliant)

Misc. Notes

3. Tenant lease space on left side of building may remain as separate space including the window and door. Windows and doors could be modified to match dental office.
4. Limited information is provided for the right side of the building.
5. No information provided for modifications to rear of building.
6. No information provided for modifications to left side of building.

History of the Property-

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

There are no COPs on file.

Analysis of the COP:

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

The structure has been used for a variety of purposes since its' construction c.1950. There appears to have recently been (3) tenant spaces based on the number of doors. The applicant is proposing to use the building primarily for a dental office. A leasable tenant space on the left side of the building will remain as of the March 15th HPC hearing date. See floor plan.

The proposed changes are modern in nature and will be a significant change to the building and district. Extensive changes to the exterior front and right side are proposed. See elevations. Modifications to the left side and rear are not clearly stated in the application or presented in plans or elevations.

Front facade revisions include modern updates to the siding and entrance using large glass panels, reclaimed wood and corrugated metal siding. Section 9.2.3(J) of the zoning ordinance for the Multiple Use Zoning District states:

[Metal panels, metal sheathing, standard gray concrete block.] The use of metal panels or metal sheathing and/or standard gray concrete block on the exterior walls of any building or structure shall be prohibited with the exception that such materials may be used if finished with a product consisting of brick, stone, hard-coat stucco, or fiber cement siding.

The proposed corrugated metal siding may be in conflict with the zoning ordinance if installed on at least (3) sides of the building. The metal siding as presented on the revised elevation sheet could be interpreted as either an architectural feature or in conflict with the zoning ordinance. More information is needed as to material type and coverage of the siding material for the sides and rear walls.

All other design elements and materials seem appropriate for a commercial/ office space.

A privacy fence with gates has been installed to the sides and rear of the property. the fence meets zoning standards.

The roof will be replaced. The existing roof appears to be an asphalt shingle or membrane.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt shingle/membrn	Same
Siding	Aluminium	Wood/ Corrugated metal
Windows	Wood	Aluminum/ Glass
Doors	Alum/ Wood/ Glass	Aluminum/ Glass.
Exterior Lighting		
Foundation	'---	Add front conc. walkway
Decking		
Steps		
Porches		
Ornamentation		

Hardscaping

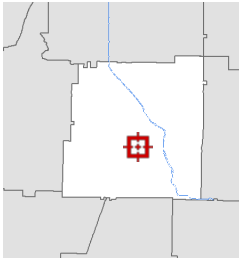
- Walkway:
- Drives:
- Fencing:
- Lighting:

Notes:

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



Overview



Legend

- Parcels
- Roads

Parcel ID	C013-0002-002	Alternate ID	33533	Owner Address	MILLER MARTIN L
Sec/Twp/Rng	n/a	Class	Commercial		MILLER PATRICIA K
Property Address	133 CASSVILLE RD	Acreage	0.41		873 EUHARLEE FIVE FORKS RD
					KINGSTON, GA 30145
District	Cartersville				
Brief Tax Description	LL 380 D 4				
	(Note: Not to be used on legal documents)				

Date created: 4/14/2022
 Last Data Uploaded: 4/13/2022 9:49:17 PM

Developed by Schneider
 GEOSPATIAL

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt shingle/membrn	Same
Siding	Aluminium	Wood/ Corrugated metal
Windows	Wood	Aluminum/ Glass
Doors	Alum/ Wood/ Glass	Aluminum/ Glass.
Exterior Lighting		
Foundation	'---.	Add front conc. walkway
Decking		
Steps		
Porches		
Ornamentation		

Hardscaping

- Walkway:
- Drives:
- Fencing:
- Lighting:

Notes:

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

Current Exterior

133 Cassville Rd



New Entrance Location

Sidewalk added here





Rear of property

Exterior Ideas

133 Cassville Rd

Material ideas:

- repurposed wood (from existing rafters)
- painted brick
- steel and glass windows surrounding door
- black steel awning





- ← Signage Idea:
- painted / framed brick with logo
 - vintage style lighting over sign



Interior Idea Board

133 Cassville Rd



Interior Idea Board

133 Cassville Rd





Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: OLIVIA MERANDI

Project Address: 133 CASSVILLE ROAD

Mailing Address (if different than project address):

Phone: 512-988-9446

Email: DownEastSmileCo@gmail.com

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

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

Cass/cass

Office Use Only	
Case Number	<u>COP 22-10</u>
Date Received	<u>2-28-22</u>
Contributing	<u>Y - 01550</u>
Zoning	<u>M-U</u>
Legal Advertisement	<u>4/12/22</u>
Notified Adjacent	
HPC Hearing	<u>4/19/22</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>0013-002-002</u>

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Existing Building Type:

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

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

Rehabilitate into dental office

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Type of Project (check all that apply)

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

Start Date: as soon as approved

Anticipated Completion: June 1 2022

Contractor/Consultant/Architect: Hunter Rozakos

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]

We look forward to rehabilitating the building at 133 Cassville Rd. We hope it will serve the people of the Cartersville area for generations.

Enclosed, please find:

- Summary of Project Description (covers topics listed in checklist)

- Evidence of financing

- Photographs of site with descriptions of plans for Exterior

- Proposed Floorplan

- Photographs of design style planned for interior

- \$25 application fee

- Contact Information

Olivia Merandi 512-988-9446

John Merandi 512-988-9447

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.

David Hardegree

From: j merandi <oliviajomerandi@gmail.com>
Sent: Thursday, March 24, 2022 1:14 PM
To: David Hardegree
Subject: [EXTERNAL] 133 Cassville exterior
Attachments: IMG_3158.jpg; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION! : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender: oliviajomerandi@gmail.com

Hi David,

Could you add these renderings to my application? Or do I need to submit another application all together?

I've messaged the architect a few notes about the renderings but I know the deadline for the April meeting is tomorrow and I cannot afford to be delayed another month of to apply for permitting. There are some esthetic changes that will happen but I'm not sure we can have that exactly correct by tomorrow's deadline. Certainly by the April meeting, I should have a final rendering approved.

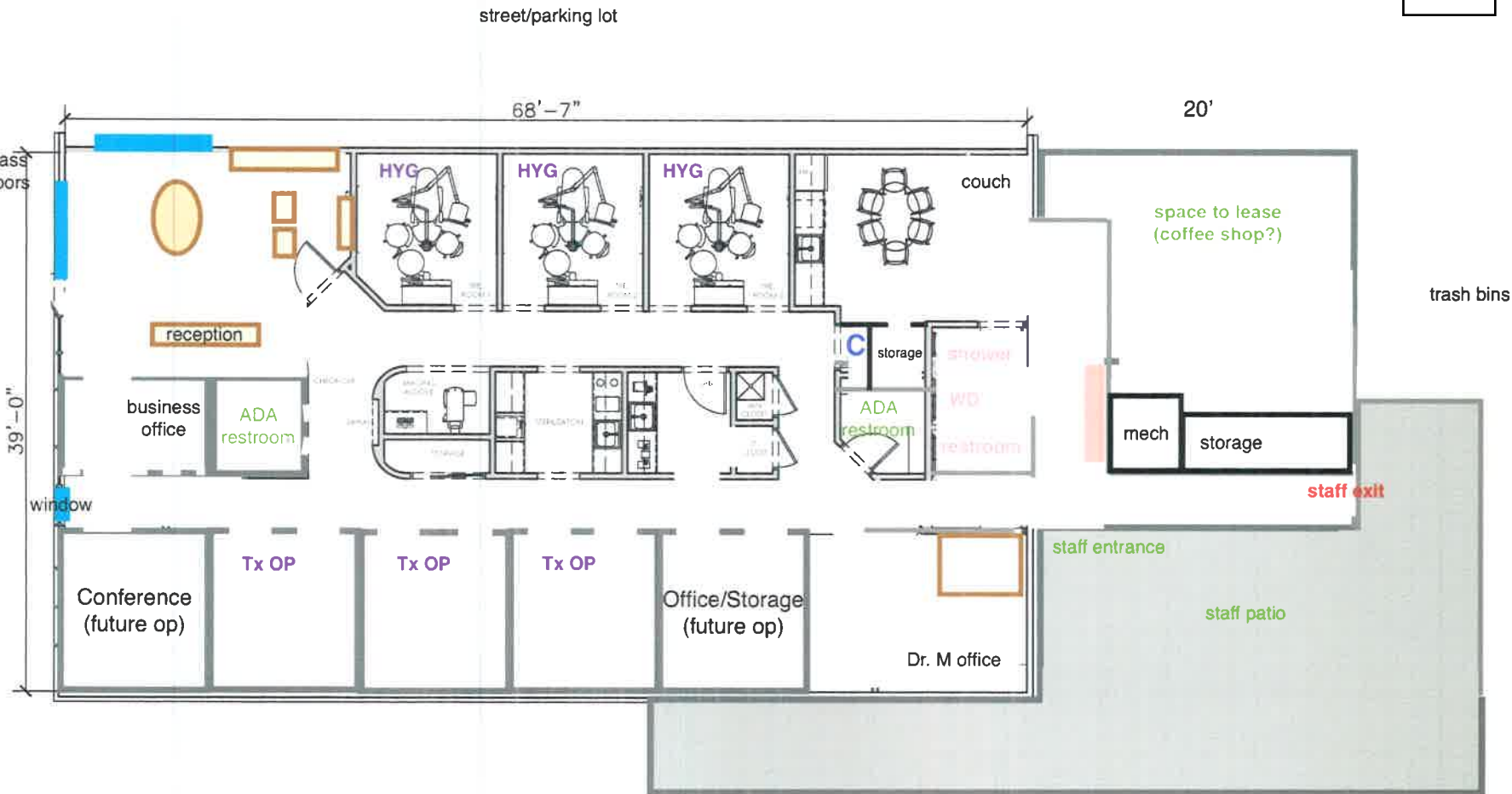
A few of of those changes:

- there is an additional glass door on front of the building in the area of the windows. Similar style as the door on the side of building.
- there is an additional door on the opposite side of the building as well, that is not to be a focal point.
- I do not know exactly how much heart pine can be salvaged and repurposed so do not have an accurate height of the wood accent until demo can resume on the interior. But obviously some wood accent along the building.
- I do not have a final logo to show signage accurately. But it will likely be a painted sign with vintage lights above the glass corner.
- awaiting logo design to determine color of stucco/hardiboard and any applications of graphics to the far corner to break up the continuous space. Would like to incorporate some design element from logo and have meaning to project.

Thanks David. Please let me know if you have any questions. And if I need to submit another formal application.

Thank you,
Olivia Merandi

building is 4' wide in this section. utilize space to expand steriliz/lab



staff parking in rear of building

DOWNEAST

SMILE COMPANY

Project Description

133 Cassville Rd

We purchased the building located at 133 Cassville Rd with plans to rehabilitate it to house a modern dental office on the interior with historic charm and revitalized life on the exterior.

The current condition of the building is one of years of minimal maintenance or repairs. It is a complete rehabilitation project from the floors to the roof, inside and out. Ideally, we'd like to start the project as soon as possible as our goal to complete construction around June 1, 2022. We would love to discover any historical information on the building and the purposes it has served in the past. We are also happy to meet with any interested parties to discuss exterior changes, materials, signage etc. Our goal is to enhance the beauty of the building, bring it up to modern codes and safety, while adding to the charm of Cartersville. As it sits on the edge of the historic Cherokee-Cassville district, it is the first building drivers experience while heading south on Cassville Road. Our hope is that this building makes a humble representation of the beauty it precludes with the other residences and structures that share that street.

1. **New roof:** a necessity as the current roof leaks in multiple spots and has physical holes. **Material selection** has yet to be made as awaiting quotes. The roofline will not change, only updating for functionality.
2. **Major restoration:** I expect to have architectural renderings by the end of February. Attached, please find a working draft of the interior floor plan that has been proposed for the layout of a dental office. The office will have 4 treatment rooms, 3 hygiene rooms, a conference room, a breakroom, and the other necessary dental specific rooms. Our staff will start with 3 employees and grow to 8 full time employees. Employees will be able to park in the rear of the building and leave the front parking lot for patients.
3. **Exterior changes:** the existing aluminum siding is not in good shape. The façade of the building is definitely in need of maintenance and repairs. Attached are some ideas of how we plan to blend the nostalgic design and the modern amenities of a dental office. There is a wealth of beautiful hand hewn pine (likely over 60 years old) serving as rafters and joists in the interior. That wood will be repurposed throughout the renovation, but likely highlighted as a focal point on the exterior entrance area.

4. Site Changes: the front parking lot will be more clearly defined. Handicapped spots and a wheelchair ramp will be added to be in compliance with ADA. There will be a 4' sidewalk added to run parallel with the building for a few reasons; to redirect rain water away from building as improper drainage previously damaged interior, to protect the building from cars parking too close to building as it acts as a buffer to the structure, and enables a gentle slope for the wheelchair ramp.
5. Signs: we'd like to apply for temporary signage during the construction phase to build anticipation and future patients can follow along with our construction journey. Once construction is complete, permanent signage will be over the entrances to the office. Again, material selection has not been determined but something that appears vintage is the idea at the moment.
6. Demolition: as of now, six dumpsters have been used to clean the interior of the building. Much of the interior had rotting wood, non-functional appliances, water damaged ceiling tiles, carpet, etc. The interior of the building will be a clean, fresh slate.
7. Budget: demolition budget will be minimal due to volunteer/family support. The construction budget to build the dental office interior and exterior is \$300,000 (which includes all subcontracted work, new concrete, new roof etc.) I have been approved for a dental start-up loan of \$600,000. The remaining portion of that loan is to go towards the dental equipment, working capital, marketing, etc. Attached, please find my approval letter from Bank of America. Currently, I have only spent \$1,200 of that loan to insure the building.
8. Timetable: we are anxious to get started. We would like to open this summer (June 1, 2022) to patients.

Thank you for your time. We love the idea of giving this building a new life.

Any ideas and feedback are welcomed and any history on this building will be a cherished insight.

Olivia & John Merandi

(Olivia's mobile # 512-988-9446)

(John's mobile # 512-988-9447)

Current Exterior

133 Cassville Rd



New Entrance Location

Sidewalk added here





Rear of property

Exterior Ideas

133 Cassville Rd

Material ideas:

- repurposed wood (from existing rafters)
- painted brick
- steel and glass windows surrounding door
- black steel awning





- ← Signage Idea:
- painted / framed brick with logo
 - vintage style lighting over sign



Interior Idea Board

133 Cassville Rd



Interior Idea Board

133 Cassville Rd





HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	April 19th, 2022
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP20-24. 213 W. Main St. Applicant: Margaret Knight
DEPARTMENT SUMMARY RECOMMENDATION:	Request to renew COP application and begin project.
LEGAL:	N/A



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

September 16, 2020

Margaret Knight
213 W Main Street
Cartersville, GA 30120

RE: COP20-24 – 213 W Main Street, Cartersville, GA 30120

Ms. Knight:

This letter confirms the outcome of your Certificate of Preservation (COP) application to the Cartersville Historic Preservation Commission (HPC) for property located at 213 W Main ST. On September 15, 2020 the HPC **approved** the following items listed in the HPC application:

- 1. Install stacked stone wall next to the house on East side: a 4-foot-high stacked stone wall with a white wooden gate.
- 2. Piers are 4- ½ feet tall and 15" x 15" square
- 3. Location will be 90 feet from Main Street

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,

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



COP RENEWAL

City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 20-24

HPC Meeting 09/15/2020

Application Information

Address: 213 W Main Street
 Applicant: Margaret S. Knight
 Historic District: West End
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Summary Description: Installation of stacked stone wall and gate in side yard.

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

Project Scope:

1. Install stacked stone wall next to the house on East side
2. Install a decorative wood gate within wall

Staff Comments:

History of the Property- The house was constructed in 1920 per the Bartow County Tax records. GHRS states the house was constructed c.1900-1909.

No previous COPs on file.

Analysis of the COP:

The house is historic, contributing.

The applicant wishes to install a 4 foot high stacked stone wall with a white wooden gate on the East side of the house. The wall and gate will be installed in the side yard. Piers are 4-1/2 feet tall and 15” x 15” square. The wall will be located 90 feet from Main Street.

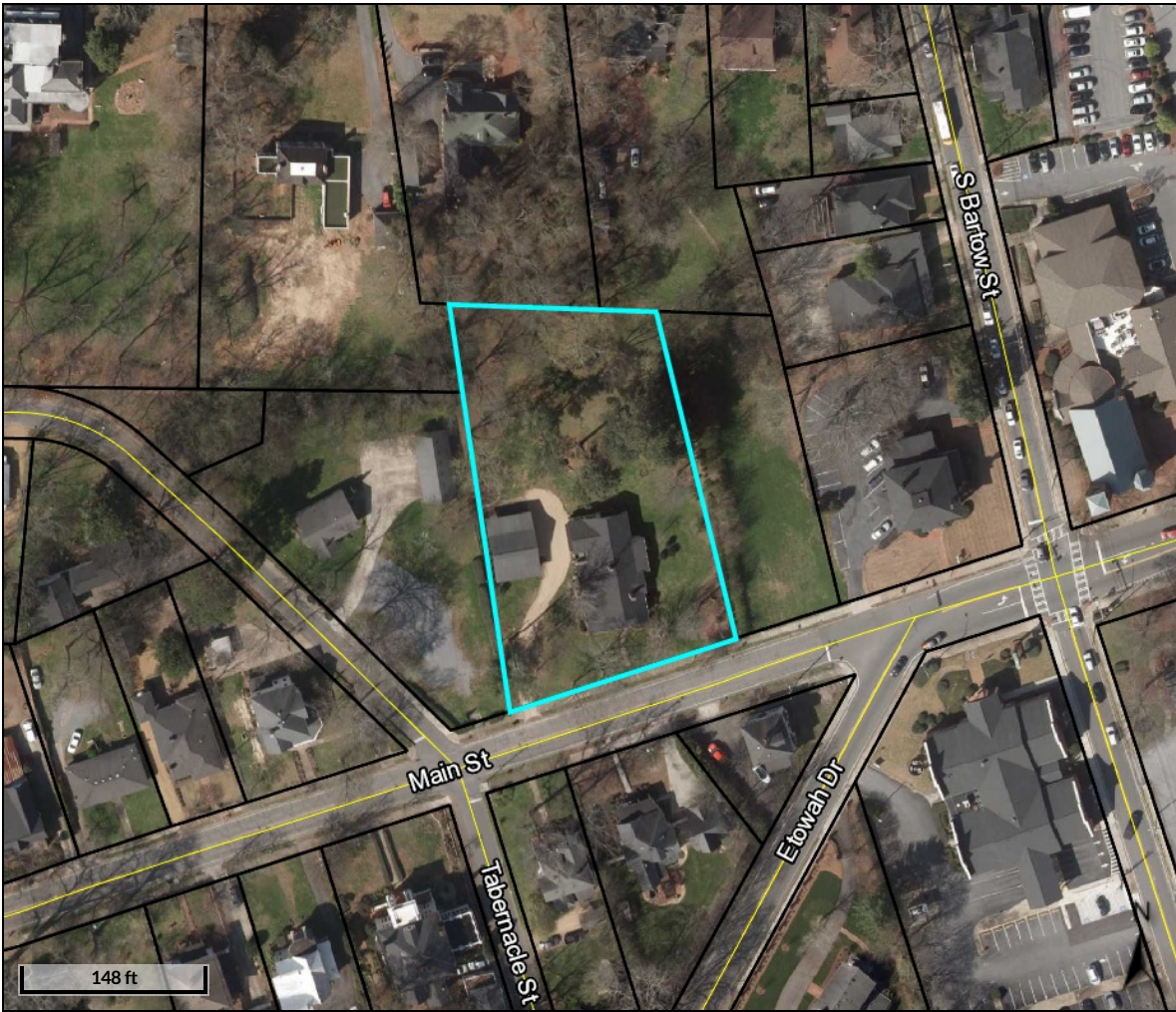
No building permit is required as the wall doe not support or retain a load. It is considered a fence.

Commissioners Work Sheet

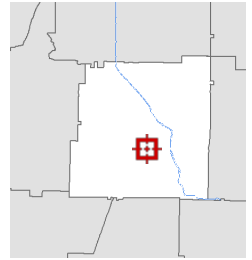
Materials:

	Existing Materials	Materials to be Used
Roof/ Canopy		
Siding		
Windows/Shutters		
Doors		
Exterior Lighting		
Foundation		
Deck		
Steps		
Gate	None	Wood
Wall	None	Stacked stone. See example.

Notes:



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C002-0011-001	Alternate ID	32184	Owner Address	KNIGHT MARGARET STILES ESTATE
Sec/Twp/Rng	n/a	Class	Residential		213 W MAIN STREET
Property Address	213 W MAIN ST	Acreage	1.22		CARTERSVILLE GA 30120
District	Cartersville				
Brief Tax Description	LL483 LD4				

(Note: Not to be used on legal documents)

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

Developed by 



Cartersville Historic Preservation Commission
CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Margaret S. Knight
 Mailing Address: 213 West Main St.
Cartersville, GA 30120
 Phone: 678 431 0043

*NOTE If applicant is not the owner, as listed on the Property Deed, a letter from the owner authorizing the proposed work must be included along with owner's phone number and address.

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

Office Use Only

Case Number COP 20-24
 Date Received 8/18/2020
 Contributing C
 Zoning R-7
 Legal Advertisement _____
 Notified Adjacent _____
 HPC Hearing 9/15/2020
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C002-0011-001

Property Address: 213 West Main St.
Cartersville

Existing Building Type:

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

Brief Project Description (example: addition of sunroom, installation of fence):
Installation of Rock Wall + Gate
and Fence

Type of Project (Check all that apply)

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

Start Date: Fall 2020
 Anticipated Completion: Fall 2020 6 weeks

Contractor/Consultant/Architect: Stephen Womack
Womack Custom Homes

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

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]

Rock Wall and Gate on East side of house

Picture of wall provided.
 Gate will be ^{paint}white wood

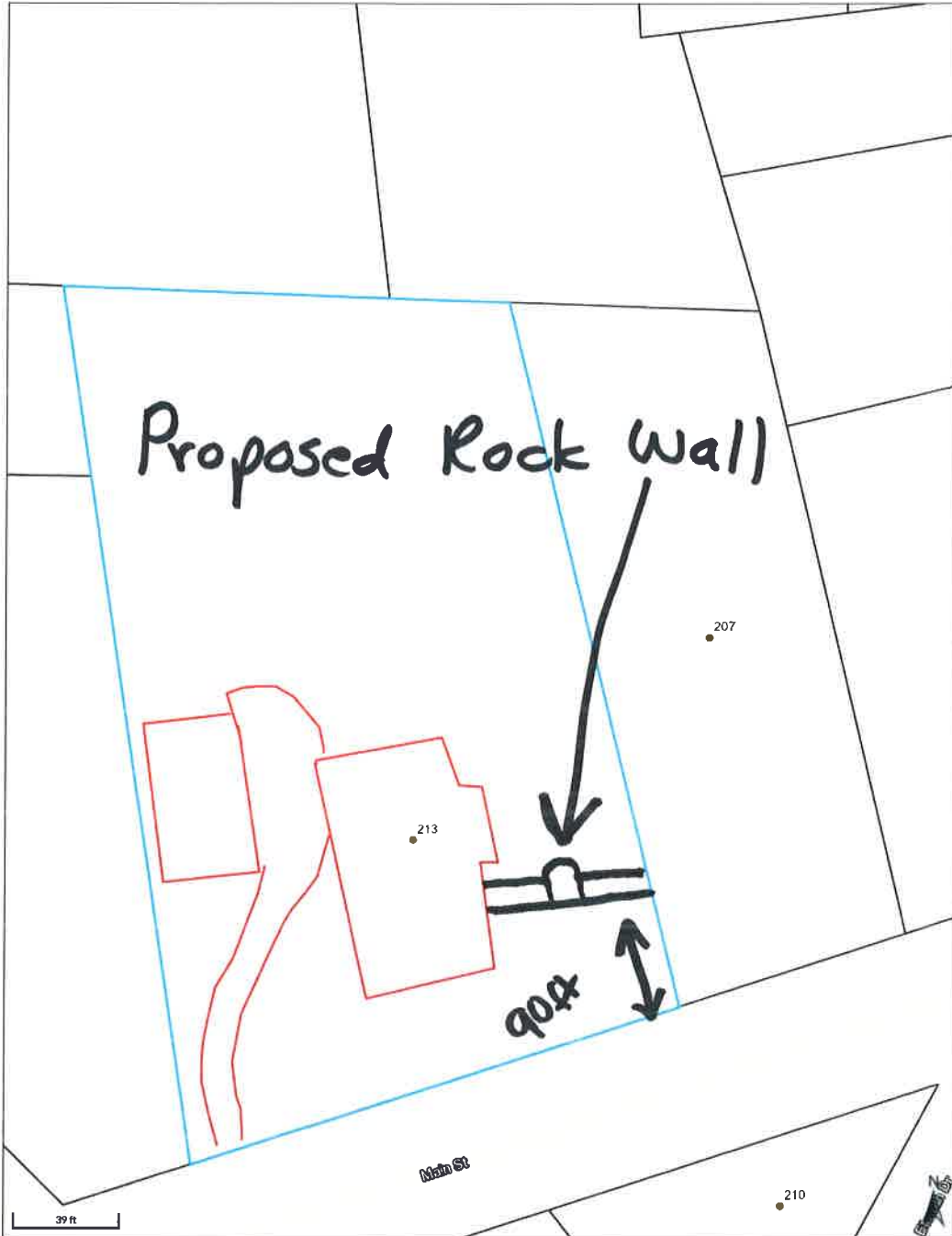
~~Fence around sides and back of backyard~~

~~Gate to backyard - West side of house~~

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 8-11-20 SIGNATURE Margaret S. Knight



Overview

Legend

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

Parcel ID	C002-0011-001	Alternate ID	32184	Owner Address	KNIGHT MARGARET STILES ESTATE
Sec/Twp/Rng	n/a	Class	Residential		213 W MAIN STREET
Property Address	213 W MAIN ST	Acree	1.22		CARTERSVILLE GA 30120
District	Cartersville				
Brief Tax Description	LL483LD4				

(Note: Not to be used on legal documents)

Date created: 8/19/2020
 Last Data Uploaded: 8/18/2020 10:12:16 PM
 Developed by Schneider
 OESPATIAL

213 West Main St.

Rock Wall

+ Gate

Property Line →

→ House

Wood Gate
Painted White



75 ft

West Main St.

Item 3.

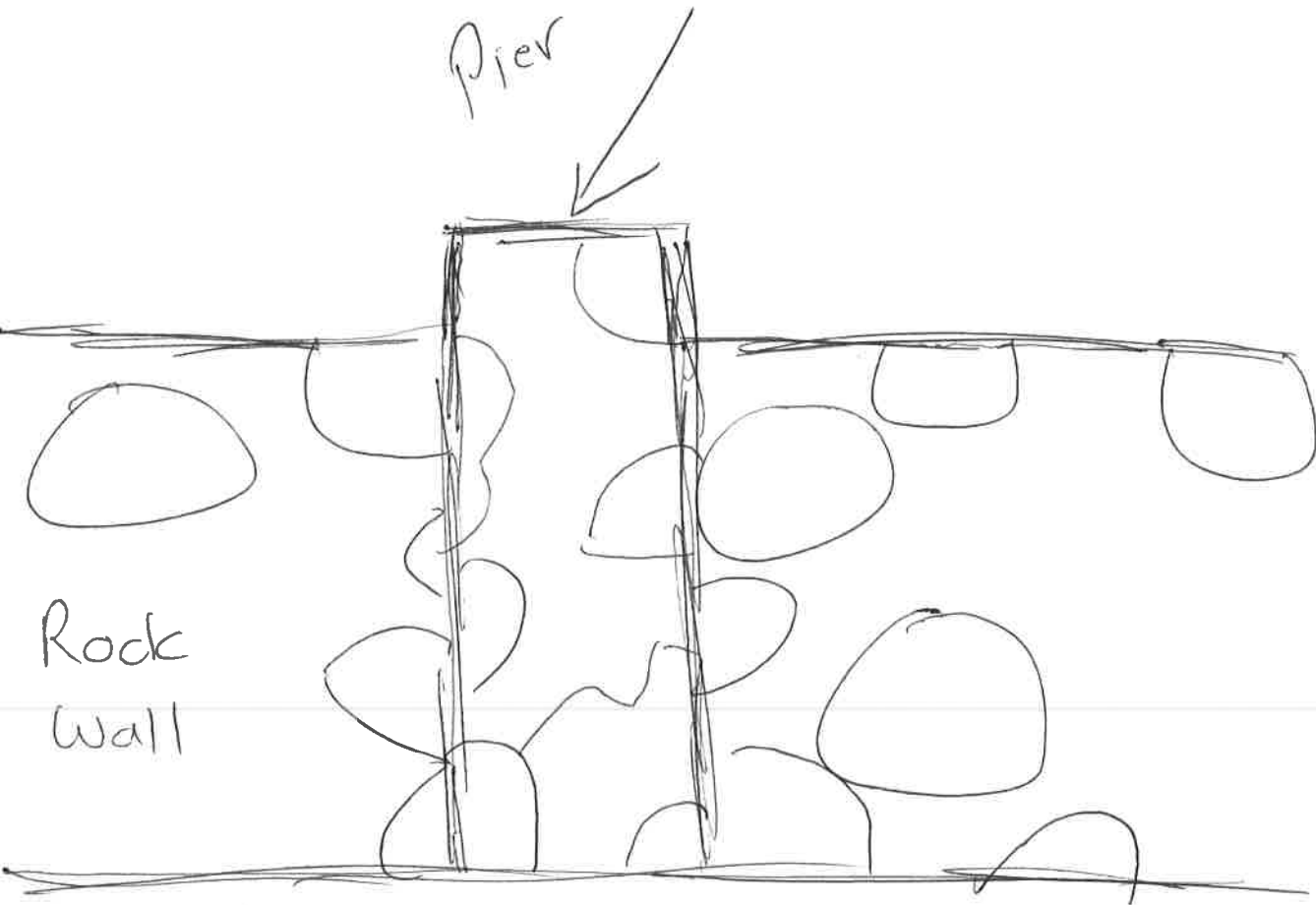
Margaret Knight

Item 3.

213 West Main St.

Cartersville

15" x 15"





North



Rock wall Gate

120 ft.

White wood Gate

rocks look like these

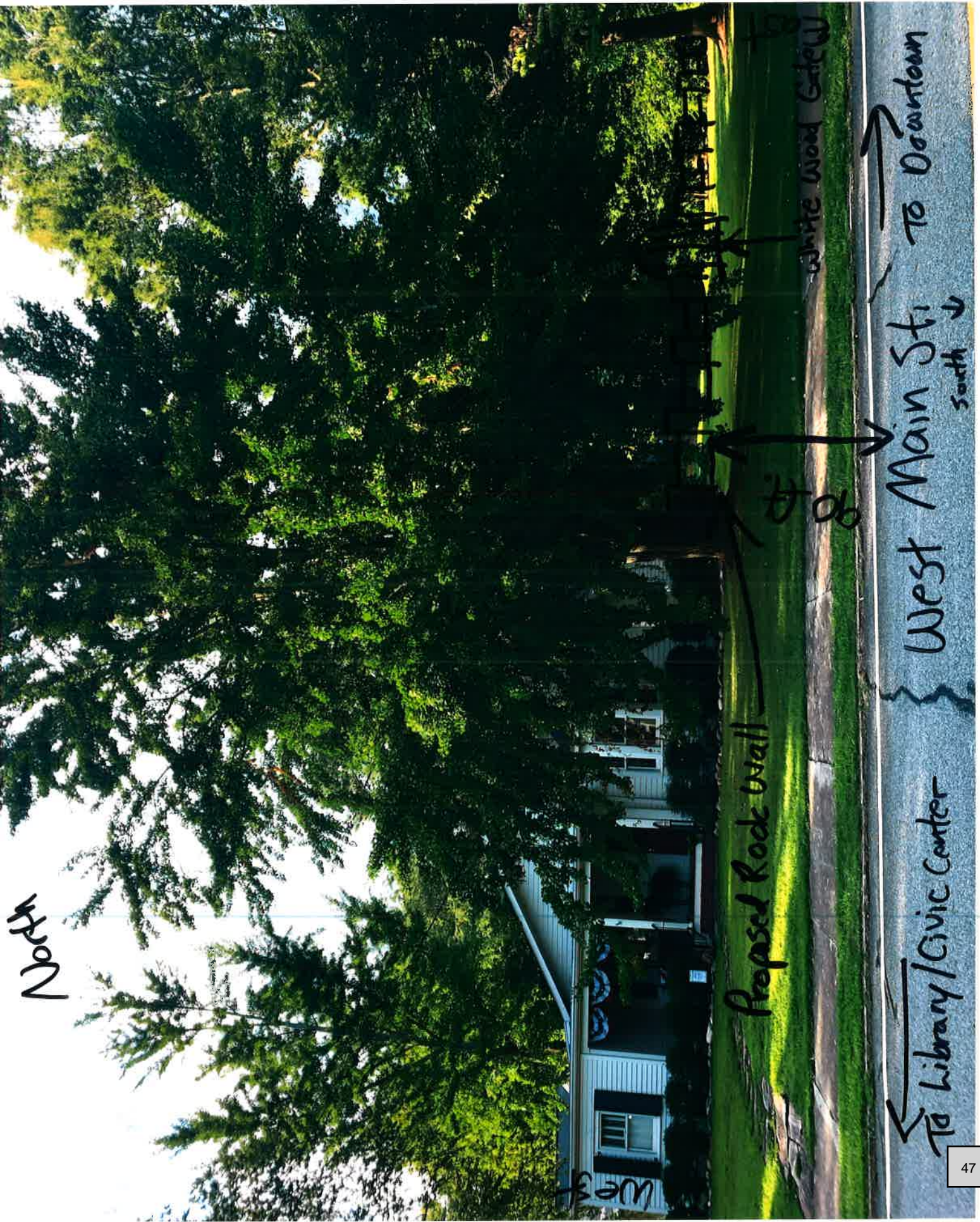
West

1200

West / Main St

West

North



West

Proposed Rock Wall

POA

White Wood Gate

Library/Civic Center

West Main St. TO Downtown



White Wood Gate

Rock wall Piers 4.5 ft.
Rocks look like these wall 4 ft.

West Main St. ↓



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	April 19th, 2022
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP21-11 REV-1. 7 Oakland St. Applicant: Jeffrey C. Glover
DEPARTMENT SUMMARY RECOMMENDATION:	Revisions to COP21-11 to modify the front porch, add greenhouse, add deck, add privacy fence, and add new driveway and walkway.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 21-11 REV-1

HPC Meeting – 4.19.22

Application Information

Address: 7 Oakland St.
 Applicant: Jeffrey C. Glover
 Historic District: West End
 Zoning: R-20
 Setbacks: Front= 20ft. Rear= 20ft. Side= 10ft.

Project Summary: Revisions to exterior to modify the front porch, add greenhouse, add deck, add privacy fence, and add new driveway and walkway.

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	PART TWO: New Construction
X 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 –	

Project Description: Exterior renovations and additions as outlined in the the following scope of work:

Front Porch

1. Simplify the look and list of materials as shown in the original COP application.
2. Add shed roof to porch instead of gabled roof.
3. Asphalt shingles or metal roof (To be determined).
4. Add square, wood columns with simple, flared base and top.
5. Add wood handrail. Pickets to be metal or wood (To be determined).
6. Add wood box steps to side and front of porch to walkway.
7. Add paver walkway from porch to driveway.

Greenhouse

1. Add a 6' x 10' greenhouse to southwest corner of house.
2. Roof to be a shed roof.

Deck

1. Add 8' x 10' PT wood deck to patio to transition between the house and patio. Elevation change is approx. 2ft. from house floor to patio.

Fence:

1. Add 6ft. wood, privacy along sideyard property line. Fence will meet zoning requirements for front yard setback.

Driveway

1. Add modern style concrete panel driveway for access to Oakland St.
2. Driveway to have grass seams.

Landscaping

1. Add trees and shrubs per landscape plan.

History of the Property- Bartow County Tax assessor's records state the structure was built in 1953. GHRS states 1950-1959.

COP21-11: Various major renovations to exterior. Approved 4-20-21.

COP20-10. Various renovation tasks. Approved 3-17-2020.

Analysis of the COP:

The ranch home is historic, non-contributing. Most of the previously approved renovations are complete. This revision is to address the front porch and several other additions.

There are no design standards for non-contributing structures, including ranch homes. The commission must determine if the proposed modifications will have an adverse effect on the district. The fence, deck, greenhouse and walkway will likely have a negligible impact on the

district. The porch revisions and driveway will likely have a longer lasting impact on the district, but not necessarily an adverse impact.

There are numerous examples in the district of front porches with a shed roof, simple square wood posts, and wood box steps from the porch to the ground. Metal and asphalt shingle roofs are also found throughout the district. There may be examples of wood railing with metal spindles, but the majority of spindles are wood or a similar wood composite material.

Incorporating a modern styled driveway with concrete panels and grass strips is unique to the district. Driveways are often continuous features composed of the same material. Variations in design and mixing of materials are also common. The commission will need to determine if the proposed driveway design is appropriate for the extensively modified structure and for the district.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof (Porch)	---	
Siding	---	
Windows	---	
Doors	---	
Exterior Lighting		
Foundation	---	
Deck	---	
Steps	---	
Trim and Ornamentation		

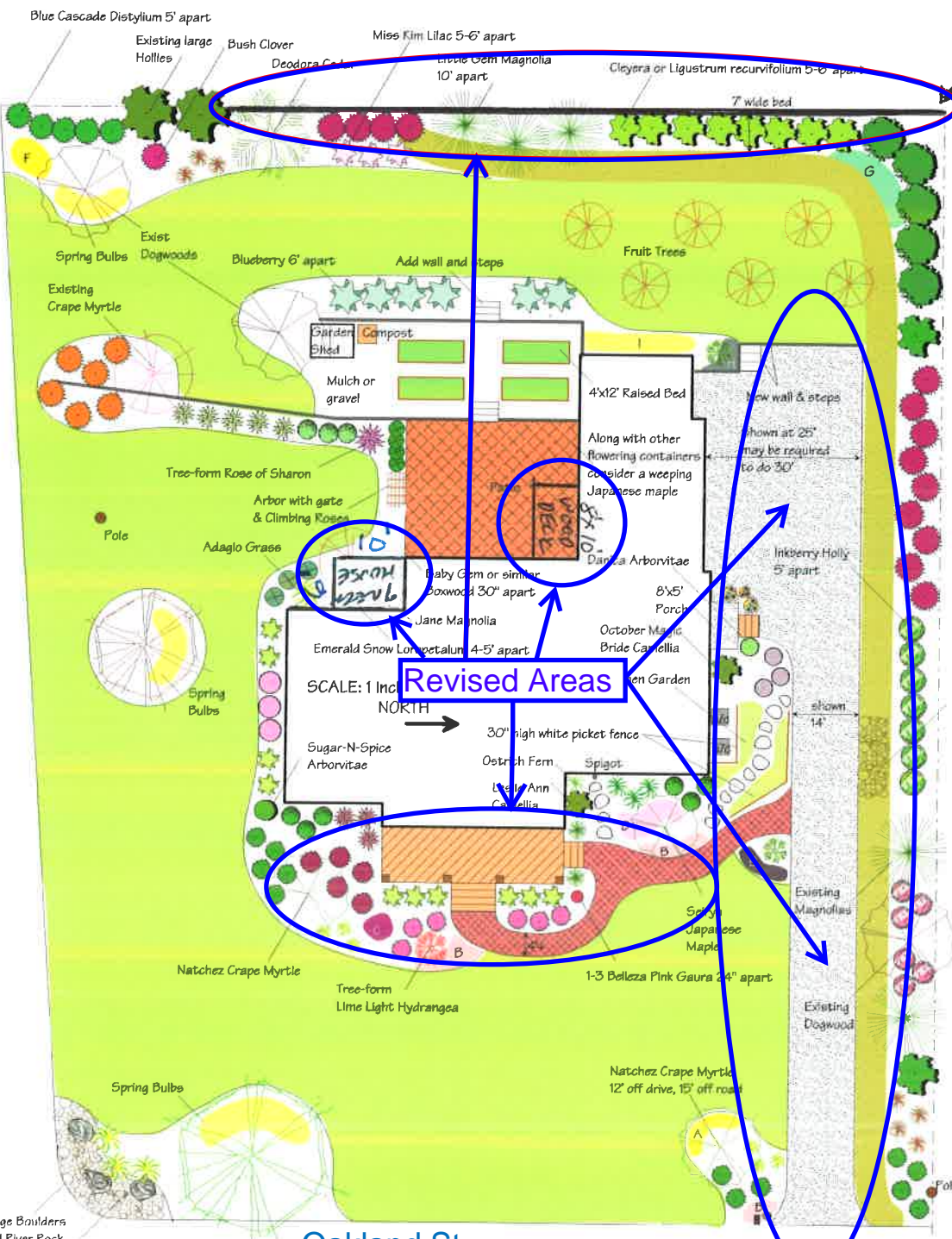
Notes:

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.

Black 6' wood fence

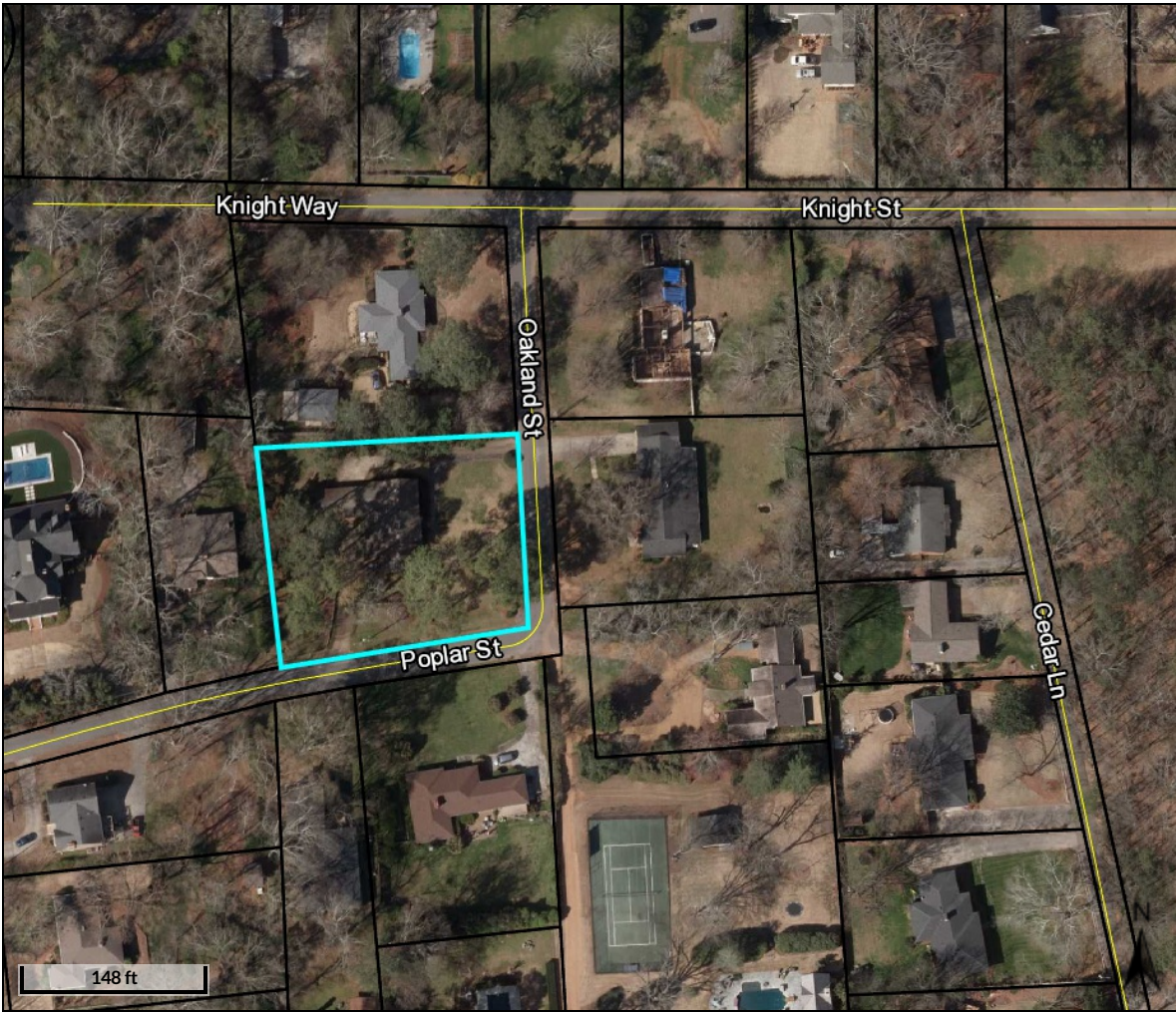
Poplar St.

Oakland St.

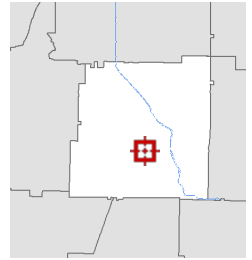


- A. 11 Happy Returns or similar Daylily 24" apart
- B. Seasonal Color
- C. 3 Purple Majesty Salvia 30" apart
- D. Approx 12 Japanese Painted Fern 24" apart
- E. 11 Dark Moody Blues Veronica 18" apart
- F. 7-9 Black-Eyed-Susan 24-30" apart
- G. Approx 10 Iris 24" apart
- H. 7 Georgia Blue Veronica 18-24" apart
- I. Large bed of mixed Daylilies

- Ever Red Loropetalum 5-6' apart
- Golden Globe Arborvitae
- Caryopteris 5' apart
- Creeping Gardenia 4' apart
- Little Lime Hydrangea 4' apart
- Chindo Viburnum 8' apart
- Rose Creek Abelia 6' apart
- Anthony Waterer Spirea 4-5' apart
- Autumn Coral or similar dwarf Encore Azalea 4-5' apart
- Osmanthus Fragrant Tea Olive
- Little Quick Fire Hydrangea 4-5' apart
- Purple Daydream Loropetalum 4-5' apart
- Cassian Grass 4' apart
- Cinnamon Girl Distylium 4-4.5' apart
- Swing Low Distylium 4-5' apart
- Fugster Pink Butterfly Bush 4' apart
- Phenomenal Lavender 30-36' apart
- Soft Carese Mahonia 3-4' apart
- Daisy or similar Gardenia 4' apart
- Yewtopia Plum Yew
- Muhly Grass 4-5' apart



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C015-0004-006	Alternate ID	33802	Owner Address	MEIN MARCIA
Sec/Twp/Rng	n/a	Class	Residential		7 OAKLAND STREET
Property Address	7 OAKLAND ST	Acreeage	0.71		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LTS 5&6 HOYLE DEAN SUB LL523 LD4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/15/2021
 Last Data Uploaded: 4/14/2021 9:45:35 PM

Developed by  Schneider
 GEOSPATIAL



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

*Applicant: Jeffrey C. Grewer LLC.
 Project Address: 7 OAKLAND DR
 Mailing Address (if different than project address):

 Phone: 704-694-0550
 Email: JeffreyGrewer@BellSouth.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.

Office Use Only

Case Number COP21-11 REV 1
 Date Received 4-6-22
 Contributing No C.1953
 Zoning R-20
 Legal Advertisement 4-12-22
 Notified Adjacent _____
 HPC Hearing 4-19-22
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel CO15-0004-006

P R O J E C T I N F O R M A T I O N

Existing Building Type:

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

Commercial

Other ADDITIONAL WORK / CHANGE

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

Type of Project (check all that apply)

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

Start Date: _____
 Anticipated Completion: _____

Contractor/Consultant/Architect: Jeffrey C. Grewer, LLC.

AUTHORIZATION

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

Date 4-6-2022 Signature [Signature]

Revised
4-6-22

Item 4.

Cap 21-11 REV-1

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]

- GO TO A SHED ROOF OVER FRONT PORCH INSTEAD OF GABLE
- ADD GREENHOUSE TO REAR OF HOME
- STEP DOWN DECK TO PATIO (8x10 APPROX.)
- BLACK WOOD PRIVACY FENCE IN REAR OF YARD TO HIDE POWDER CONCRETE WALL
- UNIQUE DRIVEWAY DESIGN
- SHINGLED OR METAL ROOF ON FRONT PORCH
- METAL OR WOOD PICKET
- WOOD BOXED STEP TO FRONT YARD AND OFF RIGHT SIDE OF FRONT PORCH
- PAVED WALKWAY TO DRIVEWAY

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.

Black 6' wood fence



- A. 11 Happy Returns or similar Daylily 24" apart
- B. Seasonal Color
- C. 3 Purple Majesty Salvia 30" apart
- D. Approx 12 Japanese Painted Fern 24" apart
- E. 11 Dark Moody Blues Veronica 18" apart
- F. 7-9 Black-Eyed-Susan 24-30" apart
- G. Approx 10 Iris 24" apart
- H. 7 Georgia Blue Veronica 18-24" apart
- I. Large bed of mixed Daylilies

- Ever Red Loropetalum 5-6' apart
- Golden Globe Arborvitae
- Caryopteris 5' apart
- Creeping Gardenia 4' apart
- Little Lime Hydrangea 4' apart
- Chindo Viburnum 8' apart
- Rose Creek Abelia 6' apart

Dry Creekbed
Deep swale approx 5' wide.
Line with river rock

- Anthony Waterer Spirea 4-5' apart
- Autumn Coral or similar dwarf Encore Azalea 4-5' apart
- Osmanthus Fragrant Tea Olive
- Little Quick Fire Hydrangea 4-5' apart
- Purple Daydream Loropetalum 4-5' apart
- Cassian Grass 4' apart
- Cinnamon Girl Distylium 4-4.5' apart
- Swing Low Distylium 4-5' apart
- Fugster Pink Butterfly Bush 4' apart
- Phenomenal Lavender 30-36" apart
- Soft Caese Mahonia 3-4' apart
- Daisy or similar Gardenia 4' apart
- Yewtopia Plum Yew
- Muhly Grass 4-5' apart

SCALE: 1 Inch = 15 feet
NORTH

Adagio Grass 5-6' apart

Prepared by Eric Hill Autumn Hill Nursery and Landscaping Oct 2021 770-442-3901

Front Porch Examples

Option A



Option B



Option C



Greenhouse example



Driveway
Example

Option A



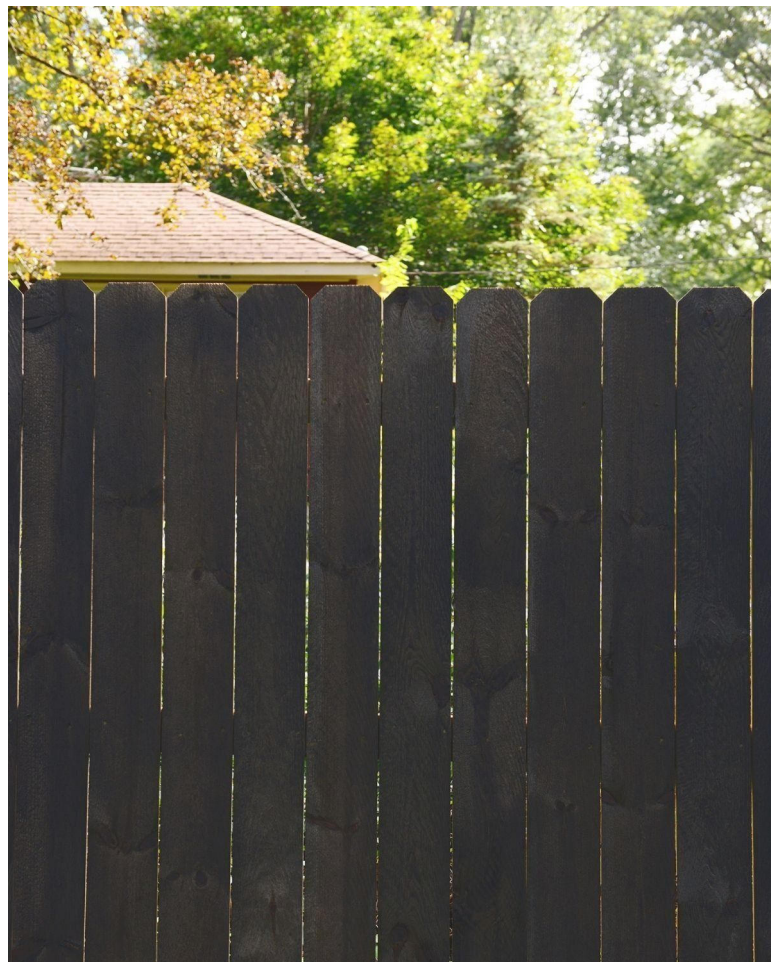
Driveway
Example

Option B

Driveway
Example
Option C



Privacy
Fence
Example





HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	April 19th, 2022
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP22-11. 12 Green St. Applicant: David Elder & Donald Hatton
DEPARTMENT SUMMARY RECOMMENDATION:	COP request for a house and carport addition.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 22-11

HPC Meeting – 4.19.22

Application Information

Address: 12 Green St.
 Applicant: David Elder & Donald Hutton
 Historic District: Cherokee-Cassville
 Zoning: R-20
 Setbacks: Front= 20ft. Rear= 20. Side= 10ft.

Project Summary: New house and carport addition

Applicable Standards to Consider

DESIGN STANDARDS FOR STRUCTURES CONTRIBUTING TO THE RESIDENTIAL HISTORIC DISTRICTS	
<i>Part One: MAINTAINING, REPAIRING, AND REPLACING EXISTING STRUCTURES</i>	
<input type="checkbox"/> A. Wood	<input type="checkbox"/> K. Utilities and Energy Retrofit
<input type="checkbox"/> B. Masonry	<input type="checkbox"/> L. Accessibility, Health, and Safety Considerations
<input type="checkbox"/> C. Architectural Metals	<input type="checkbox"/> M. Aesthetic Recommendations
<input type="checkbox"/> D. Paint	
<input type="checkbox"/> E. Roofs	<input checked="" type="checkbox"/> PART TWO: ADDITIONS AND NEW BUILDING CONSTRUCTION
<input checked="" type="checkbox"/> F. Exterior Walls	
<input type="checkbox"/> G. Driveways, Walkways, and Off-Street Parking	<input type="checkbox"/> PART THREE: RELOCATION OF STRUCTURES
<input type="checkbox"/> H. Lighting	
<input checked="" type="checkbox"/> I. Windows and Doors	<input type="checkbox"/> PART FOUR: DEMOLITION
<input checked="" type="checkbox"/> J. Entrances, Porches and Balconies	
Commercial Design Standards (Historic Downtown Business District)	
<input type="checkbox"/> PART ONE: General Standards for Structures Contributing to the District.	
<input type="checkbox"/> PART TWO: Standards for New Construction –	

The following scopes of work are proposed (See plans and elevations for details):

Existing House

1. Remove and/ or modify rear walls/doors/windows for access to new addition.
2. Modify roof as required to transition to new addition.

New House Addition.

1. Add solarium with pitched-roof, glass pane ceiling to transition from existing house to new addition.
2. Add approx. 1550sf (36' x 43') addition to rear of house.
3. Add gabled ends to front and rear of new addition.
4. Add (14) sets of windows to match existing. Various dimensions and pane configurations.
5. Add (3) sets of doors for porch and terrace access.
6. Add brick water table for base.
7. Add Hardie Board & Batten siding.
8. Add Shake siding to match existing shake siding.
9. Add asphalt shingle roof to match existing.
10. Add (3) bluestone patios or terraces and transition to ground elevation with steps.
11. Add gutters and downspouts to match existing.

New Carport.

1. Add approx. 600sf (24' x 25') carport to left side of new addition. (Zoning setbacks met per survey).
2. Add gabled roof to carport
3. Add 8x8 post supports for roof structure
4. Add gutters and downspouts to match existing.

* See Sheet Notes on pages A6 & A7 of building plans for materials list and instructions.

History of the Property-

GHRS states the house was constructed c. 1920s. The tax assessor shows the building constructed in 1915. The property is historic, contributing.

There are no COPs on file.

Analysis of the COP:

The original house type is Bungalow- Cross gable. The original house style is craftsman.

See Architectural plans provided.

The Bungalow Type and Craftsman style of the existing house reflects a unique mix of materials and architectural elements that are also reflected in the new addition. See building plans and elevations for the elements, associated notes and material lists. Other properties have undergone or are undergoing extensive re-modeling or additions in this area.

The commission may want to ask for clarification for window and door material- wood, pvc, composite, fiberglass, metal etc.

The proposed additions seem appropriate for the type and style of house and are similar in scope to other projects in the area.

Commissioners Work Sheet

Materials:

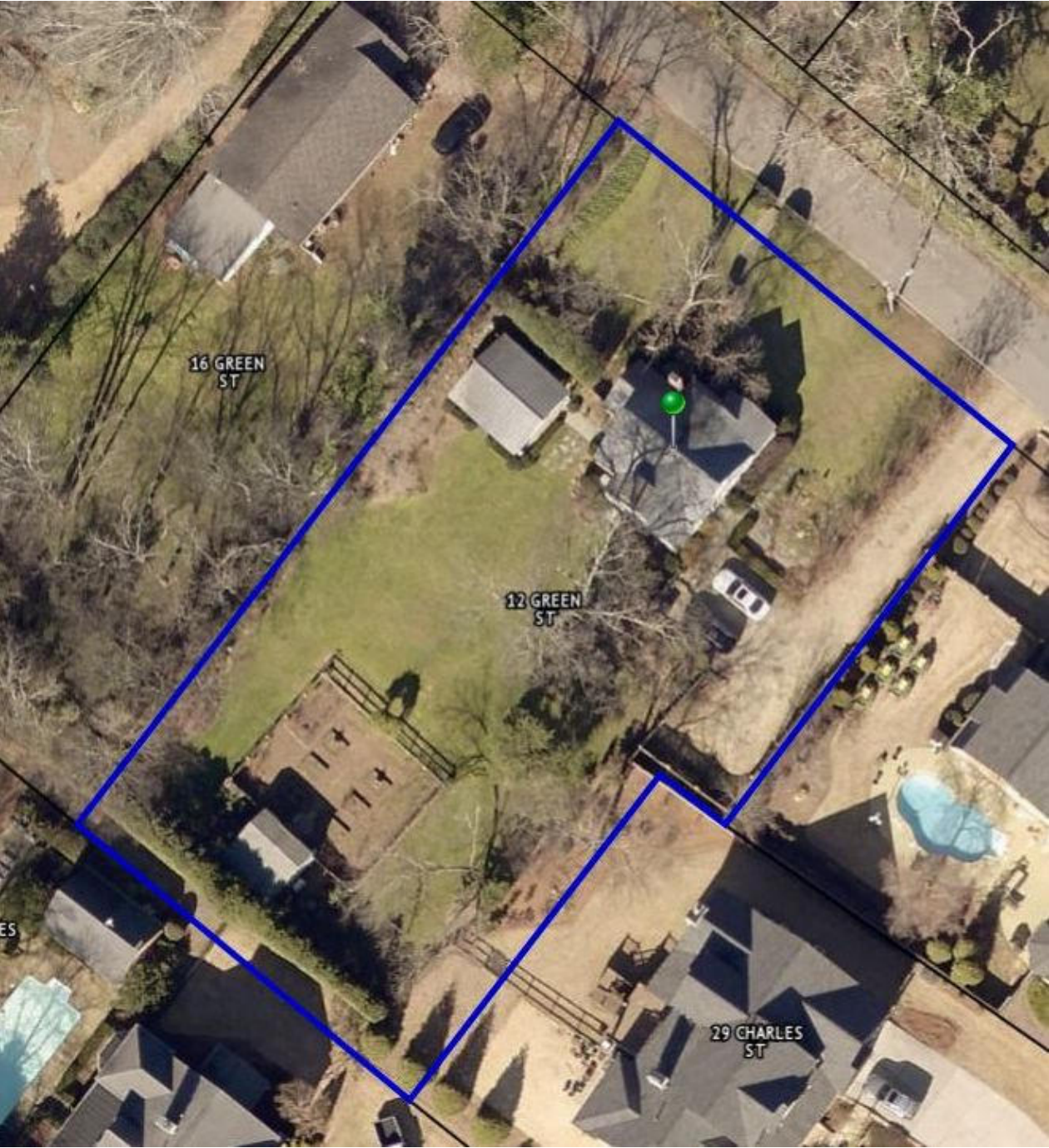
	Existing Materials	Materials to be Used
Roof	Asphalt shingle	Asphalt shingle
Siding	Wood/stone/brick	Fiber cement/ stone/brick
Windows	Unknown	Unknown
Doors	Unknown	Unknown
Exterior Lighting		
Foundation	Brick.	Brick
Decking		
Steps	---	Wood/ Composite
Porches	NA	Bluestone
Ornamentation	Wood	Wood/Composite/Cement

Hardscaping

Walkway:		
Drives:	Gravel	Gravel
Fencing:		
Lighting:		

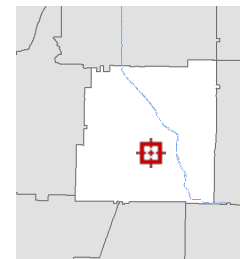
Notes:

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





Overview



Legend

- Parcels
- Roads

Parcel ID	C014-0001-004	Alternate ID	33590	Owner Address	ELDER DAVID ARTHUR JR HATTON EUGENE DONALD 12 GREEN STREET CARTERSVILLE, GA 30120
Sec/Twp/Rng	n/a	Class	Residential		
Property Address	12 GREEN ST	Acreage	0.67		
District	Cartersville				
Brief Tax Description	LL452 LD4 PLAT 59-254 <i>(Note: Not to be used on legal documents)</i>				

Date created: 3/24/2022
 Last Data Uploaded: 3/23/2022 9:42:06 PM

Developed by  Schneider
 GEOSPATIAL

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 table with rows for Case Number, Date Received, Contributing, Zoning, Legal Advertisement, Notified Adjacent, HPC Hearing, HPC Decision, COP Expiration, Project Completion, Tax Parcel.

*Applicant: _David Elder and Donald Hatton_

Project Address: _12 Green Street Cartersville, GA 30120_

Mailing Address (if different than project address):

Phone: _678-448-7965_

Email: _davendon@comcast.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.

PROJECT INFORMATION

Existing Building Type:

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

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

Rear addition to home that includes Master Bed & Bath, Laundry Room, Solarium and carport.

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 Kitchen Renovation

Start Date: April/May 2022

Anticipated Completion: 6-9 Months

Contractor/Consultant/Architect: John Winnenberg Contractor, Jim Macht 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 March 13, 2022 Signature David A Elder Jr

APPLICATION CHECKLIST

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

New Buildings and New Additions

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

Major Restoration, Rehabilitation, or Remodeling

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

Minor Exterior Changes

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

Site Changes – Parking areas, Drives, Walks

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

Site Changes – Fences, Walls, Systems

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

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

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

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

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

PROJECT DESCRIPTION

Item 5.

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]

Included with this application are the New Buildings and New Additions check

This application is for the addition of a new Master Bedroom, & Bath, Laundry room, Solarium and Carport.

Architect's plan has sheet notes identifying the exterior building materials.

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.

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REVISIONS		
DATE	DESCRIPTION	SYMBOL
9 AUG 2021	DESIGN DEVELOPMENT DRAWINGS	-

ELDER-HATTON RESIDENCE MODIFICATIONS

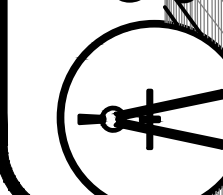
12 GREEN STREET CARTERSVILLE, GEORGIA 30120

GENERAL:

T-1 COVER SHEET

ARCHITECTURAL:

- A-1 ARCHITECTURAL SITE PLAN
- A-2 MAIN LEVEL FLOOR PLAN: EXISTING / DEMOLITION
- A-3 UPPER LEVEL FLOOR PLAN: EXISTING
- A-4 MAIN LEVEL FLOOR PLAN: PROPOSED
- A-5 ROOF PLAN: PROPOSED
- A-6 EXTERIOR ELEVATIONS
- A-7 EXTERIOR ELEVATIONS
- A-8 BUILDING & WALL SECTIONS
- A-9 MAIN LEVEL FLOOR PLAN: SWITCH & OUTLET LAYOUT



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MODIFICATIONS
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CARTERSVILLE GEORGIA 30120

DATE: AUGUST 13, 2020
JOB NO: 20-0219
DR: WM CK
SCALE: AS NOTED

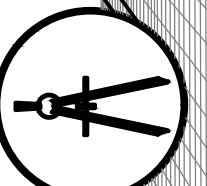
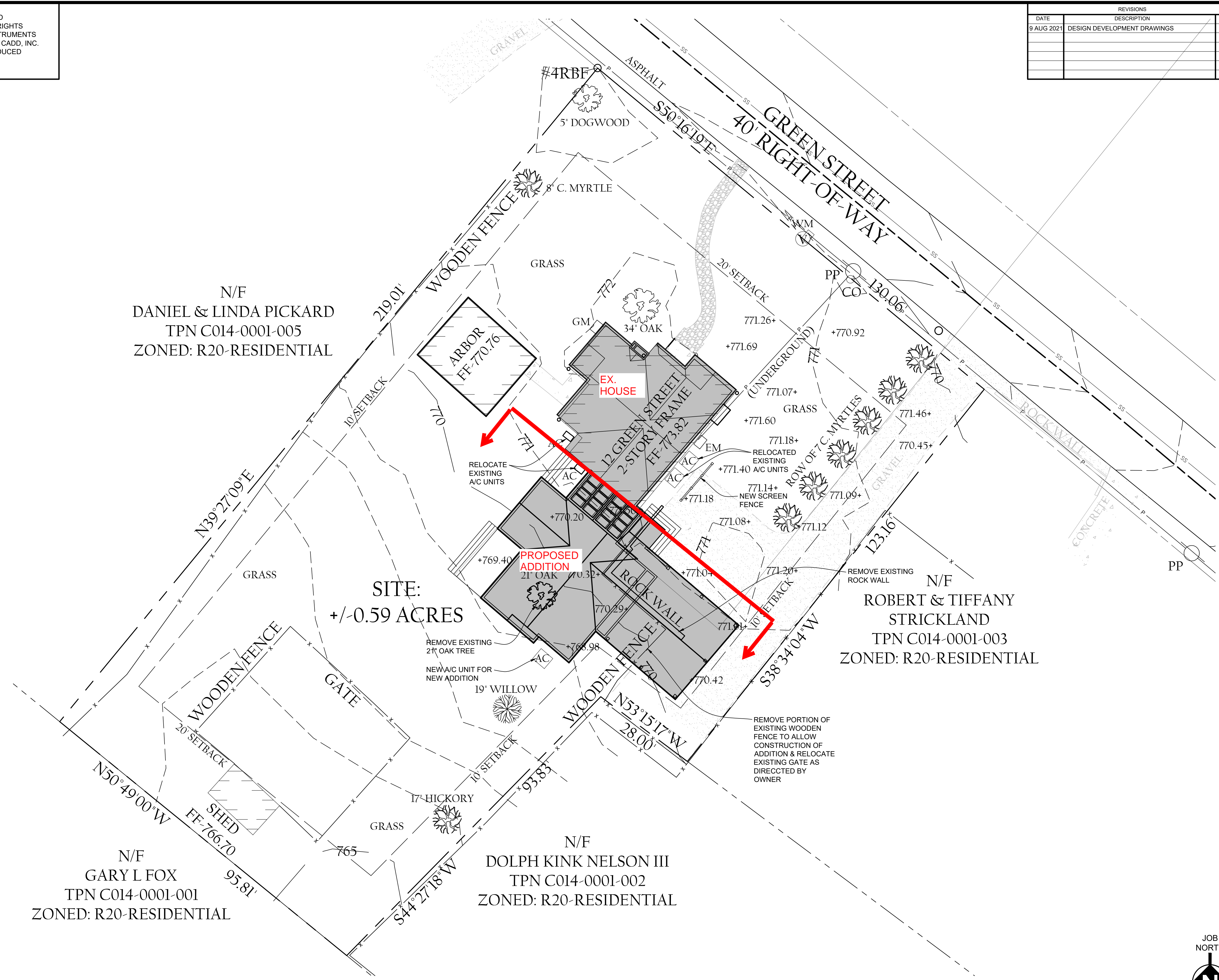
SHEET DESCRIPTION
COVER SHEET

SHEET NUMBER
T-1

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JOB NO.	20-0219
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION
**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER
A-1

1 ARCHITECTURAL SITE PLAN
A-1 1" = 10'-0"



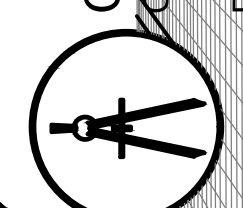
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DEMOLITION NOTES:

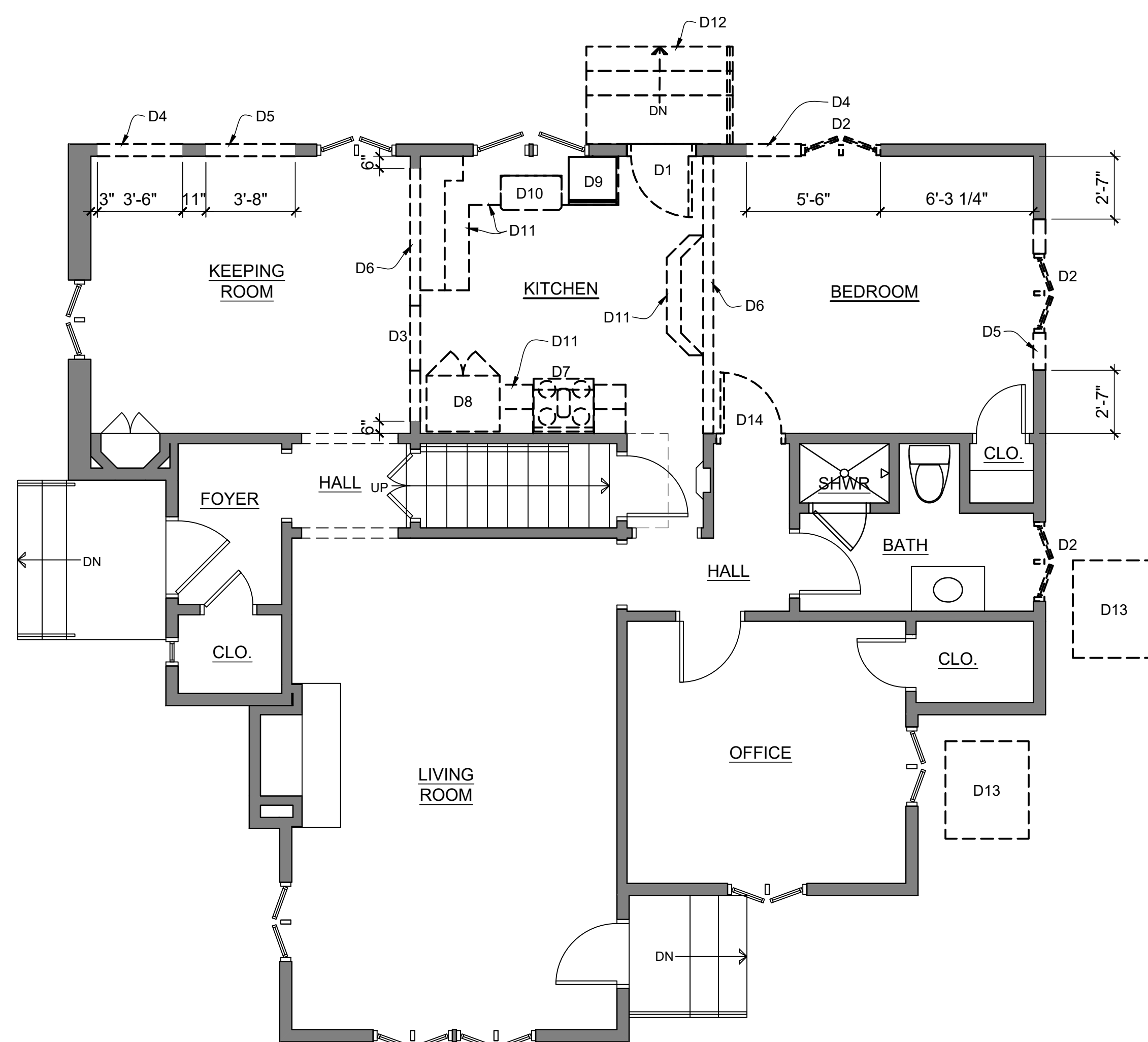
- D1 REMOVE EXISTING EXTERIOR DOOR, DOOR HARDWARE AND DOOR FRAME IN ITS ENTIRETY. SALVAGE FOR REUSE IN NEW LOCATION.
- D2 REMOVE EXISTING WINDOW. SALVAGE FOR REUSE IN NEW LOCATION.
- D3 REMOVE EXISTING CASED OPENING.
- D4 REMOVE PORTION OF EXISTING EXTERIOR WALL TO ALLOW FOR INSTALLATION OF NEW WINDOW. PROVIDE NEW STRUCTURAL HEADER AT OPENING.
- D5 REMOVE EXISTING EXTERIOR WALL. PROVIDE NEW STRUCTURAL HEADER AT OPENING.
- D6 REMOVE EXISTING INTERIOR WALL.
- D7 REMOVE EXISTING RANGE.
- D8 REMOVE EXISTING REFRIGERATOR.
- D9 REMOVE EXISTING DISHWASER. CAP ALL PLUMBING LINES PER CODES.
- D10 REMOVE EXISTING KITCHEN SINK AND FAUCET. CAP ALL PLUMBING AND SEWER LINES PER CODES.
- D11 REMOVE EXISTING COUNTERTOPS, BASE AND WALL CABINETS ENTIRELY.
- D12 REMOVE EXISTING PORCH, STEPS, AND RAILING ENTIRELY.
- D13 REMOVE EXISTING A/C CONDENSING UNIT. SALVAGE FOR RELOCATION AND REINSTALLATION. REWORK EXISTING DUCT LINES AS REQUIRED.
- D14 REMOVE EXISTING INTERIOR DOOR, FRAME & HARDWARE ENTIRELY. SALVAGE FOR REUSE IN NEW LOCATION.

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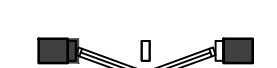

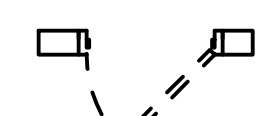



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**ELDER-HATTON RESIDENCE
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12 GREEN STREET
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LEGEND - DEMOLITION:

- EXISTING WALL TO REMAIN 
- EXISTING DOOR & FRAME TO REMAIN 
- EXISTING WINDOW TO REMAIN 
- EXISTING WALL TO BE REMOVED 
- EXISTING DOOR & FRAME TO BE REMOVED 
- EXISTING WINDOW TO BE REMOVED 

DATE	AUGUST 13, 2020
JOB NO.	20-0219
DR	CK
WM	JM
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SHEET DESCRIPTION
MAIN LEVEL FLOOR PLAN: EXISTING / DEMOLITION

SHEET NUMBER
A-2

1 MAIN LEVEL FLOOR PLAN: EXISTING / DEMOLITION

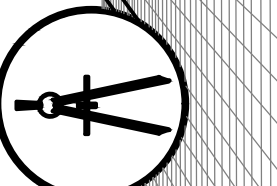
A-2 1/4" = 1'-0"



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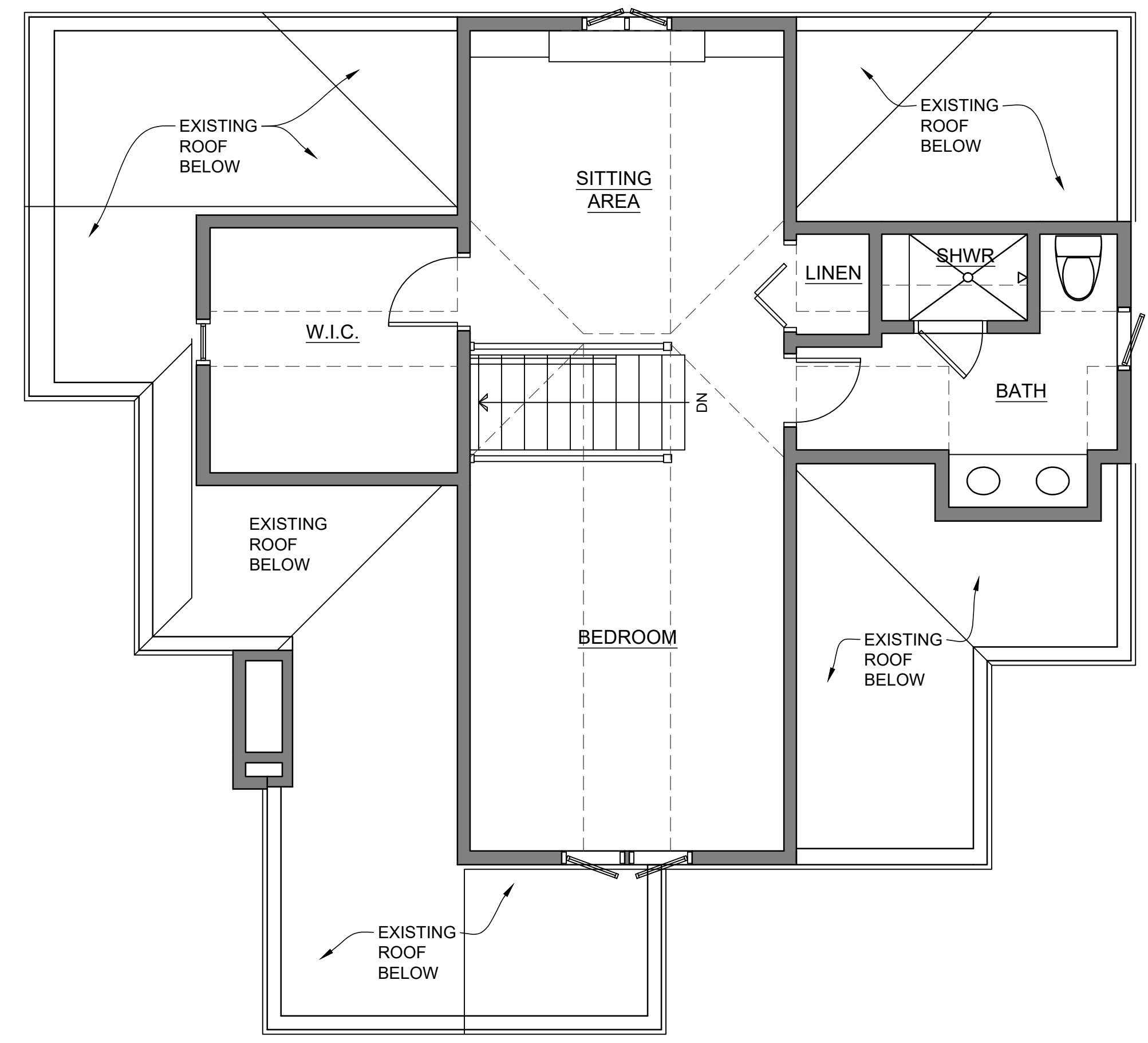
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SHEET DESCRIPTION
**UPPER LEVEL
 FLOOR PLAN:
 EXISTING**

SHEET NUMBER
A-3



GENERAL NOTE:
NO WORK ON THE UPPER LEVEL.

1 UPPER LEVEL FLOOR PLAN: EXISTING
A-3 1/4" = 1'-0"

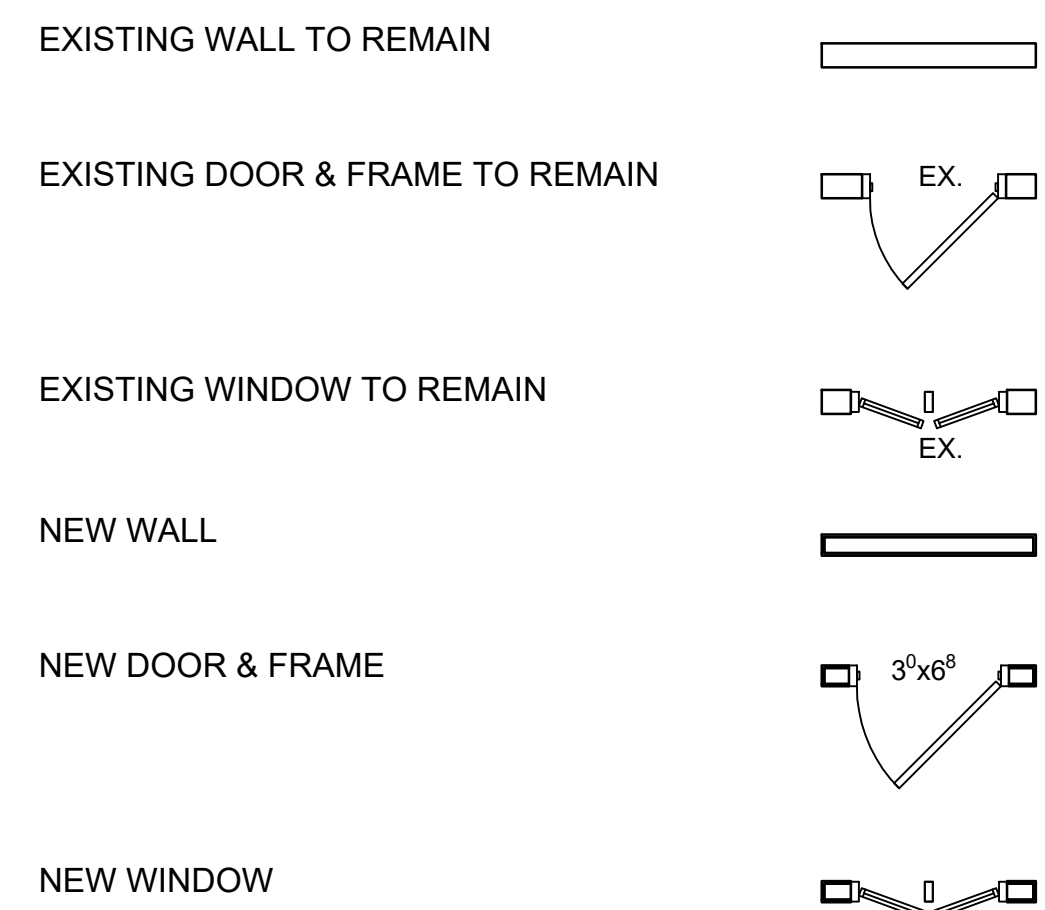


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PLAN NOTES:

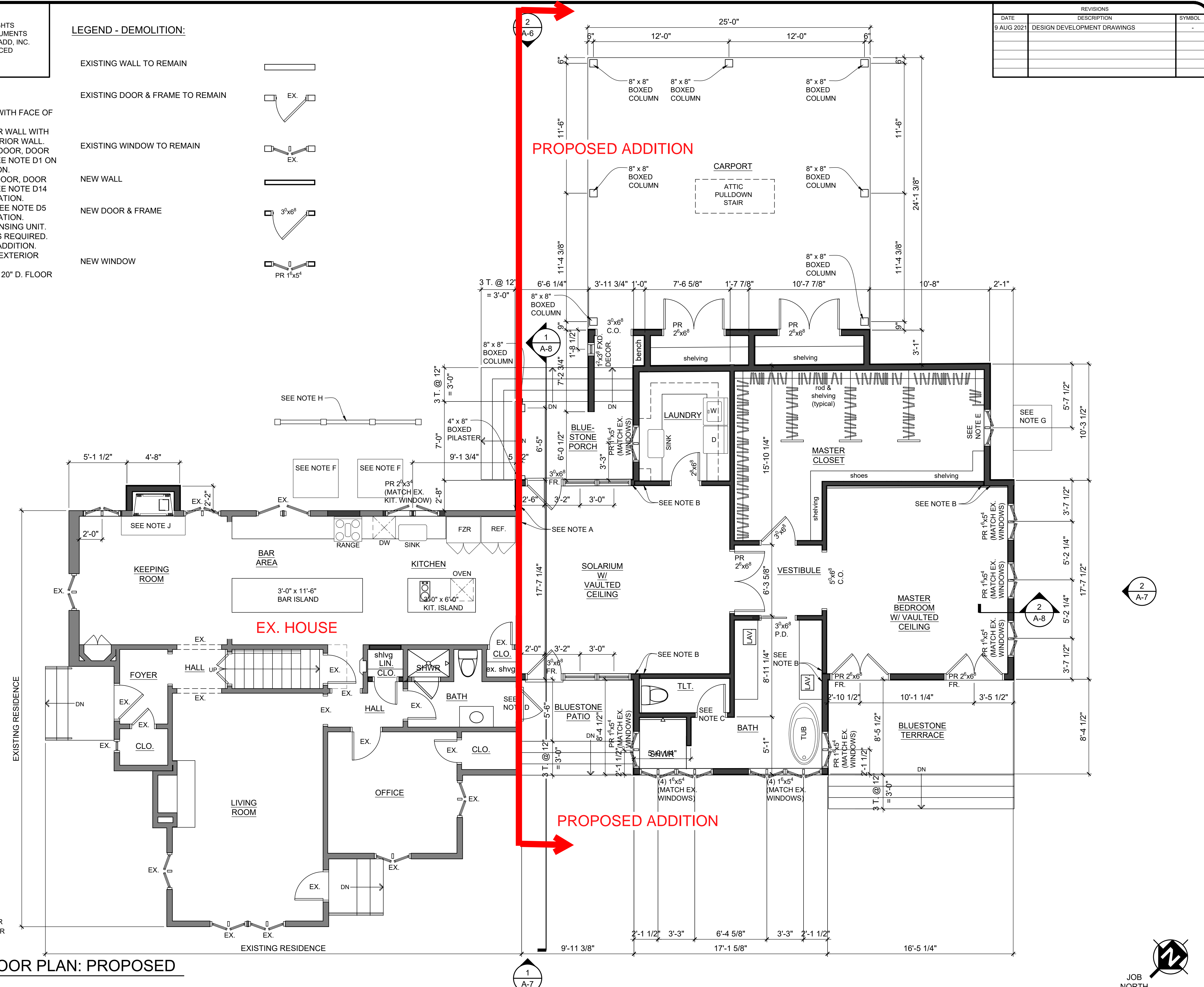
- A. ALIGN FACE OF NEW STUD WALL WITH FACE OF EXISTING STUD.
- B. ALIGN FACE OF STUD OF INTERIOR WALL WITH INTERIOR FACE OF STUD OF EXTERIOR WALL.
- C. RELOCATED EXISTING EXTERIOR DOOR, DOOR HARDWARE AND DOOR FRAME. SEE NOTE D1 ON SHEET A-2 FOR ORIGINAL LOCATION.
- D. RELOCATED EXISTING INTERIOR DOOR, DOOR HARDWARE AND DOOR FRAME. SEE NOTE D14 ON SHEET A-2 FOR ORIGINAL LOCATION.
- E. RELOCATED EXISTING WINDOW. SEE NOTE D5 ON SHEET A-2 FOR ORIGINAL LOCATION.
- F. RELOCATED EXISTING A/C CONDENSING UNIT. REWORK EXISTING DUCT LINES AS REQUIRED.
- G. NEW A/C CONDENSING UNIT FOR ADDITION.
- H. NEW 5'-0" H. SCREEN FENCE. SEE EXTERIOR ELEVATIONS.
- J. NEW 42" VENTLESS FIREPLACE W/ 20" D. FLOOR LEVEL HEARTH.

LEGEND - DEMOLITION:



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GENERAL NOTE:
DIMENSIONS ARE TO FACE OF STUD, CENTER OF DOOR & WINDOW OPENINGS, AND CENTER OF COLUMNS OR POSTS.

1 MAIN LEVEL FLOOR PLAN: PROPOSED
A-4 1/4" = 1'-0"



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SCALE	AS NOTED

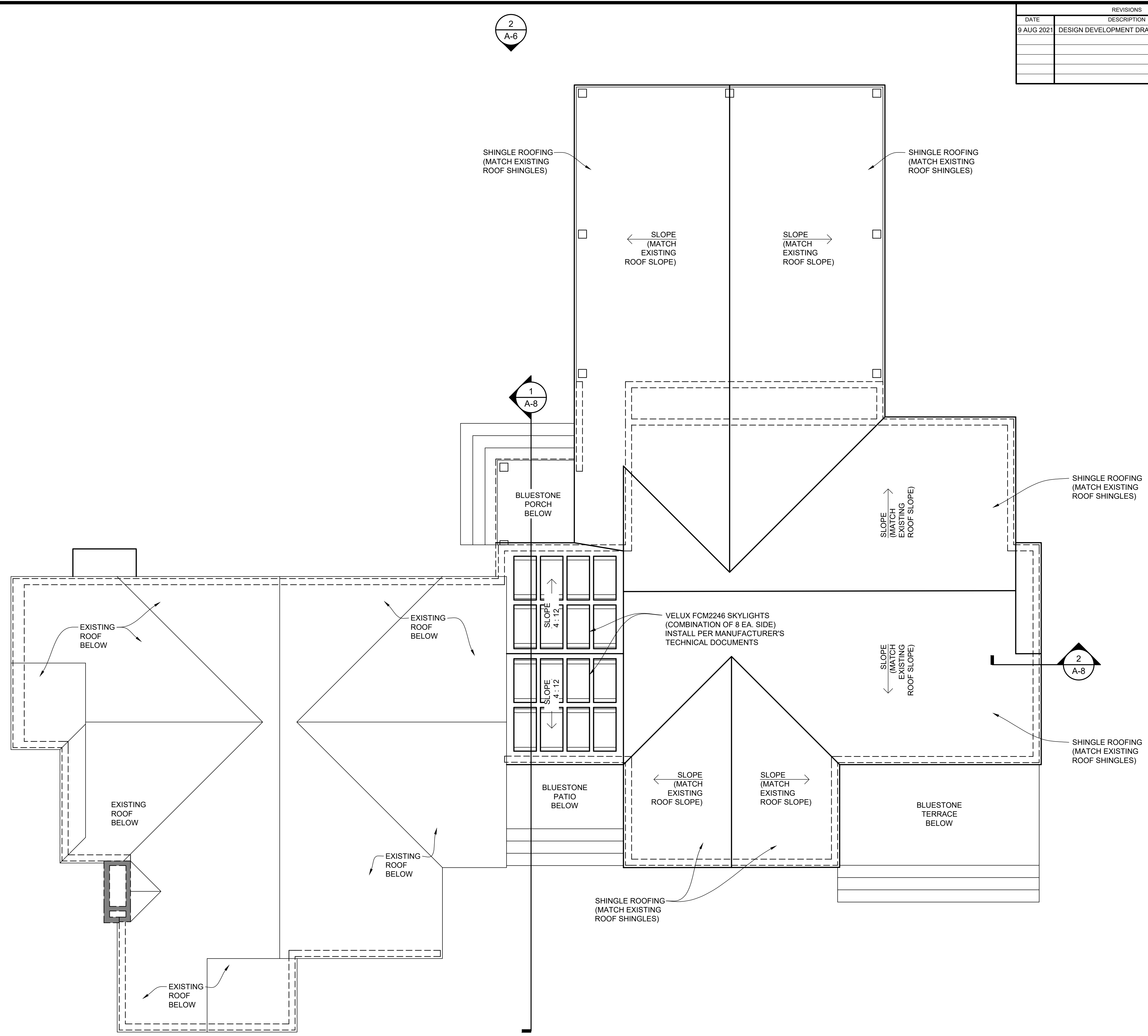
SHEET DESCRIPTION
MAIN LEVEL FLOOR PLAN: PROPOSED

SHEET NUMBER
A-4

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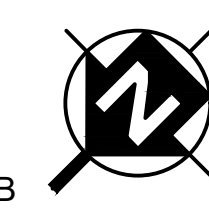
1
A-6

2
A-6

1
A-8

2
A-7

1
A-7



JOB NORTH

1
A-5
ROOF PLAN: PROPOSED
1/4" = 1'-0"

**ELDER-HATTON RESIDENCE
 MODIFICATIONS
 12 GREEN STREET
 CARTERSVILLE GEORGIA 30120**

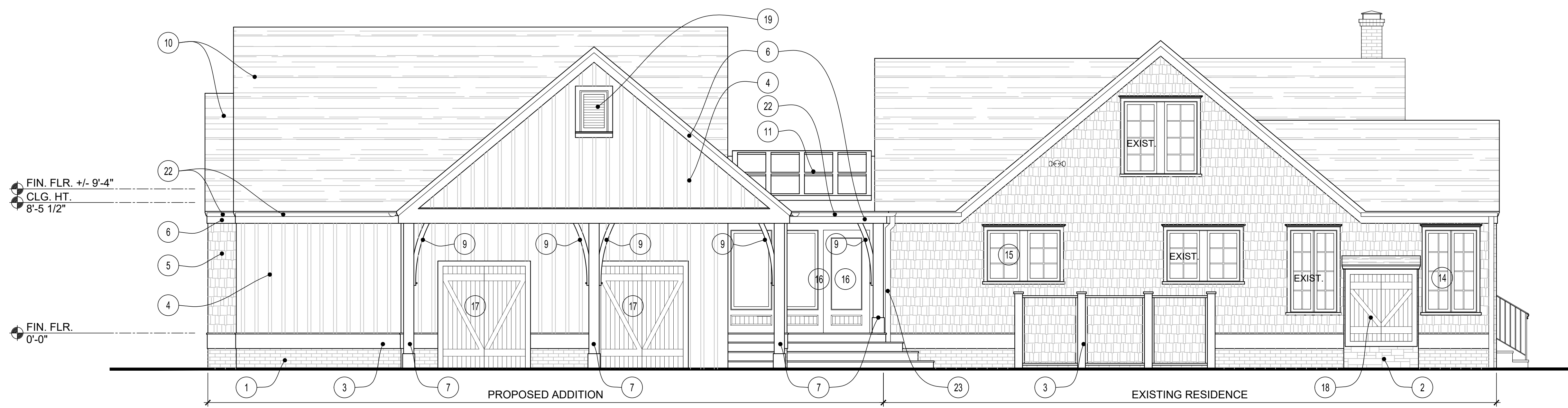
DATE	AUGUST 13, 2020
JOB NO.	20-0219
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION
**ROOF PLAN:
 PROPOSED**

SHEET NUMBER
A-5

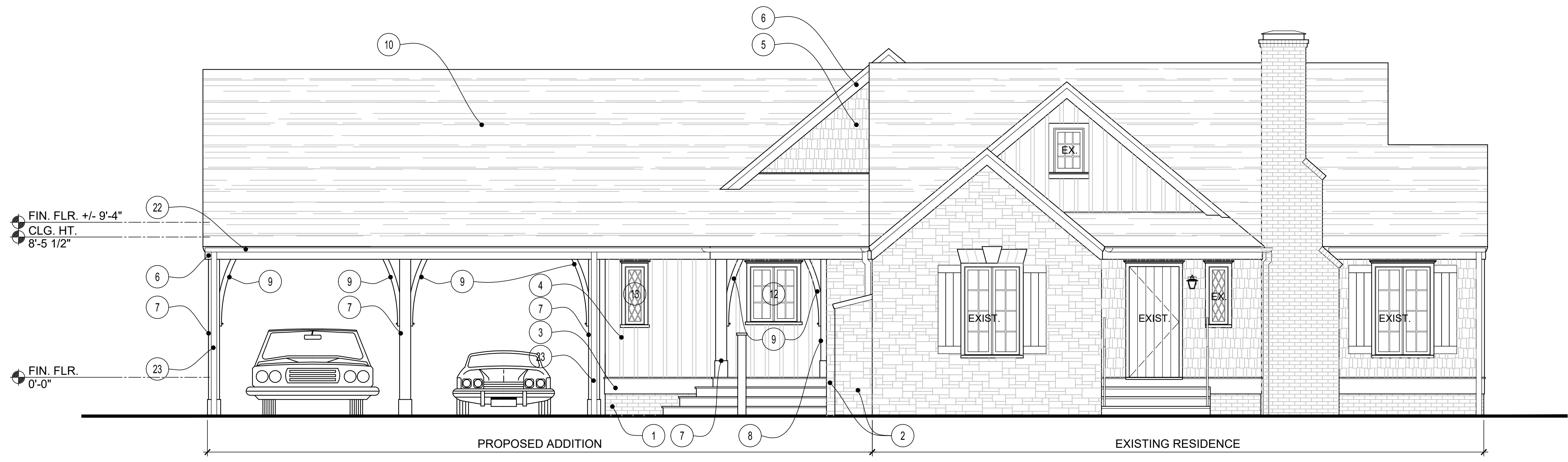
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REVISIONS		
DATE	DESCRIPTION	SYMBOL
9 AUG 2021	DESIGN DEVELOPMENT DRAWINGS	-



2 SOUTHEAST EXTERIOR ELEVATION: PROPOSED
A-6 1/4" = 1'-0"

- ### SHEET NOTES
- BRICK VENEER (MATCH EXISTING BRICK VENEER).
 - STONE VENEER (MATCH EXISTING STONE VENEER).
 - SKIRT BOARD & CAP TRIM (MATCH EXISTING IN SPECIES & SIZE).
 - JAMES HARDIE BOARD & BATTEN SIDING. (COLOR TO BE SELECTED BY OWNER).
 - SHAKE SIDING (MATCH EXISTING SHAKE SIDING IN SIZE & PATTERN).
 - FRIEZE, FASCIA & RAKE TRIM. (MATCH EXISTING IN SIZE).
 - 8"x8" COLUMN W/ 1x12 BASE.
 - 4"x8" PILASTER W/ 1x12 BASE.
 - DECORATIVE BRACKET.
 - SHINGLE ROOFING ON ICE & WATER SHIELD OVER ROOFING FELT ON 5/8" EXTERIOR PLYWOOD ROOF DECKING. (SHINGLES TO MATCH EXISTING ROOF SHINGLES.)
 - VELUX FCM2246 SKYLIGHTS (COMBINATION OF 8 EA. SIDE) INSTALL PER MANUFACTURER'S TECHNICAL DOCUMENTS.
 - PR 1⁶x3⁴ CASEMENT WINDOWS (MATCH EXIST. WINDOWS).
 - 1⁴x3⁶ FIXED DECORATIVE WINDOW (MATCH EXISTING FRONT ELEVATION WINDOW).
 - PR 1⁶x5⁴ CASEMENT WINDOWS (MATCH EX. WINDOWS).
 - 2³x3⁴ CASEMENT WINDOW (MATCH EXISTING KITCHEN WINDOW).
 - 9⁶x6⁸ TRIPLE DOOR UNIT - 1 3⁰ OPERABLE DOO. WITH (2) FIXED PANELS.
 - PR 2⁶x6⁸ DOORS.
 - PR 2⁶x4⁴ PANELS W/ 2x6 TRIM SURROUND.
 - 22" x 32" LOUVERED VENT W/ INSECT SCREEN BACKING.
 - SCREEN FENCE: 6x6 P.T. POSTS W/ 2x4 FRAMED SHAKE SIDING BETWEEN POSTS.
 - PR 26 x 68 FRENCH DOORS.
 - GUTTER TO MATCH EXISTING GUTTERS.
 - DOWNSPOUT TO MATCH EXISTING DOWNSPOUTS.



1 NORTHEAST EXTERIOR ELEVATION: PROPOSED
A-6 1/4" = 1'-0"

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ELDER-HATTON RESIDENCE
MODIFICATIONS
 12 GREEN STREET
 CARTERSVILLE GEORGIA 30120

DATE	AUGUST 13, 2020
JOB NO.	20-0219
DR	CK
WM	JM
SCALE	AS NOTED

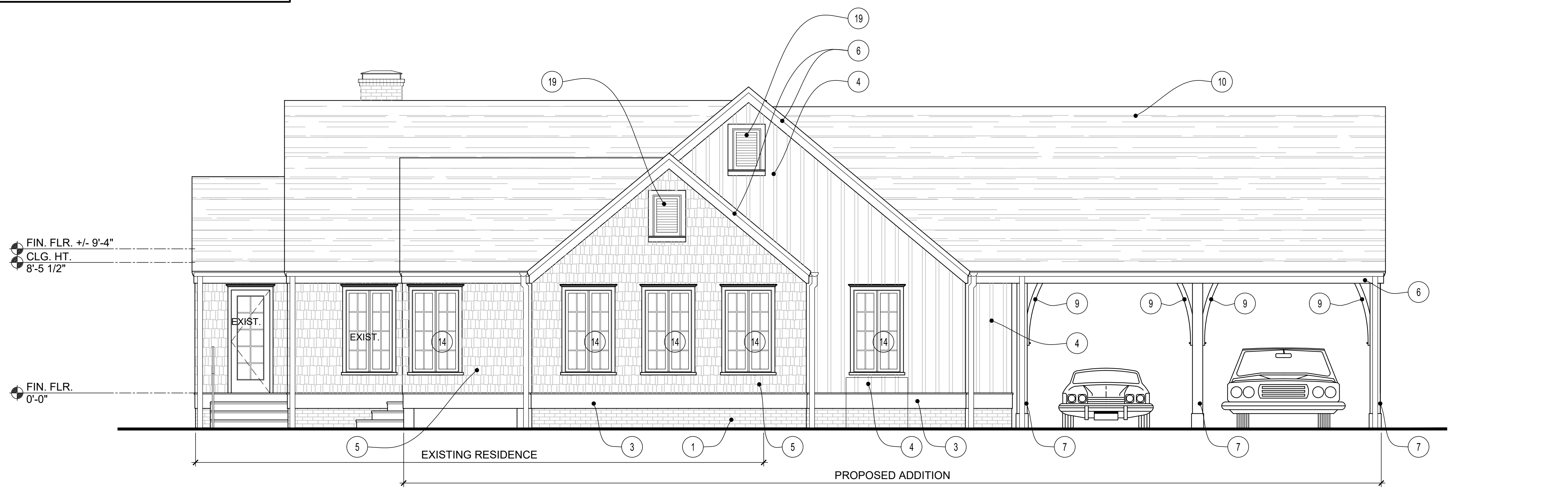
SHEET DESCRIPTION
EXTERIOR ELEVATIONS: PROPOSED

SHEET NUMBER
A-6

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REVISIONS		
DATE	DESCRIPTION	SYMBOL
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2 SOUTHWEST EXTERIOR ELEVATION: PROPOSED
A-7 1/4" = 1'-0"



1 NORTHWEST EXTERIOR ELEVATION: PROPOSED
A-7 1/4" = 1'-0"

- ### SHEET NOTES
1. BRICK VENEER (MATCH EXISTING BRICK VENEER).
 2. STONE VENEER (MATCH EXISTING STONE VENEER).
 3. SKIRT BOARD & CAP TRIM (MATCH EXISTING IN SPECIES & SIZE).
 4. JAMES HARDIE BOARD & BATTEN SIDING. (COLOR TO BE SELECTED BY OWNER).
 5. SHAKE SIDING (MATCH EXISTING SHAKE SIDING IN SIZE & PATTERN).
 6. FRIEZE, FASCIA & RAKE TRIM. (MATCH EXISTING IN SIZE).
 7. 8"x8" COLUMN W/ 1x12 BASE.
 8. 4"x8" PILASTER W/ 1x12 BASE.
 9. DECORATIVE BRACKET.
 10. SHINGLE ROOFING ON ICE & WATER SHIELD OVER ROOFING FELT ON 5/8" EXTERIOR PLYWOOD ROOF DECKING. (SHINGLES TO MATCH EXISTING ROOF SHINGLES.)
 11. VELUX FCM2246 SKYLIGHTS (COMBINATION OF 8 EA. SIDE) INSTALL PER MANUFACTURER'S TECHNICAL DOCUMENTS.
 12. PR 1⁶x3⁴ CASEMENT WINDOWS (MATCH EXIST. WINDOWS).
 13. 1⁴x3⁶ FIXED DECORATIVE WINDOW (MATCH EXISTING FRONT ELEVATION WINDOW).
 14. PR 1⁶x5⁴ CASEMENT WINDOWS (MATCH EX. WINDOWS).
 15. 2³x3⁴ CASEMENT WINDOW (MATCH EXISTING KITCHEN WINDOW).
 16. 9⁶x6⁸ TRIPLE DOOR UNIT - 1 3⁰ OPERABLE DOO. WITH (2) FIXED PANELS.
 17. PR 2⁶x6⁸ DOORS.
 18. PR 2⁰x4⁴ PANELS W/ 2x6 TRIM SURROUND.
 19. 22" x 32" LOUVERED VENT W/ INSECT SCREEN BACKING.
 20. SCREEN FENCE: 6x6 P.T. POSTS W/ 2x4 FRAMED SHAKE SIDING BETWEEN POSTS.
 21. PR 26 x 68 FRENCH DOORS.
 22. GUTTER TO MATCH EXISTING GUTTERS.
 23. DOWNSPOUT TO MATCH EXISTING DOWNSPOUTS.

ELDER-HATTON RESIDENCE
MODIFICATIONS
 12 GREEN STREET
 CARTERSVILLE GEORGIA 30120

DATE	AUGUST 13, 2020
JOB NO.	20-0219
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION

EXTERIOR ELEVATION AND SECTION

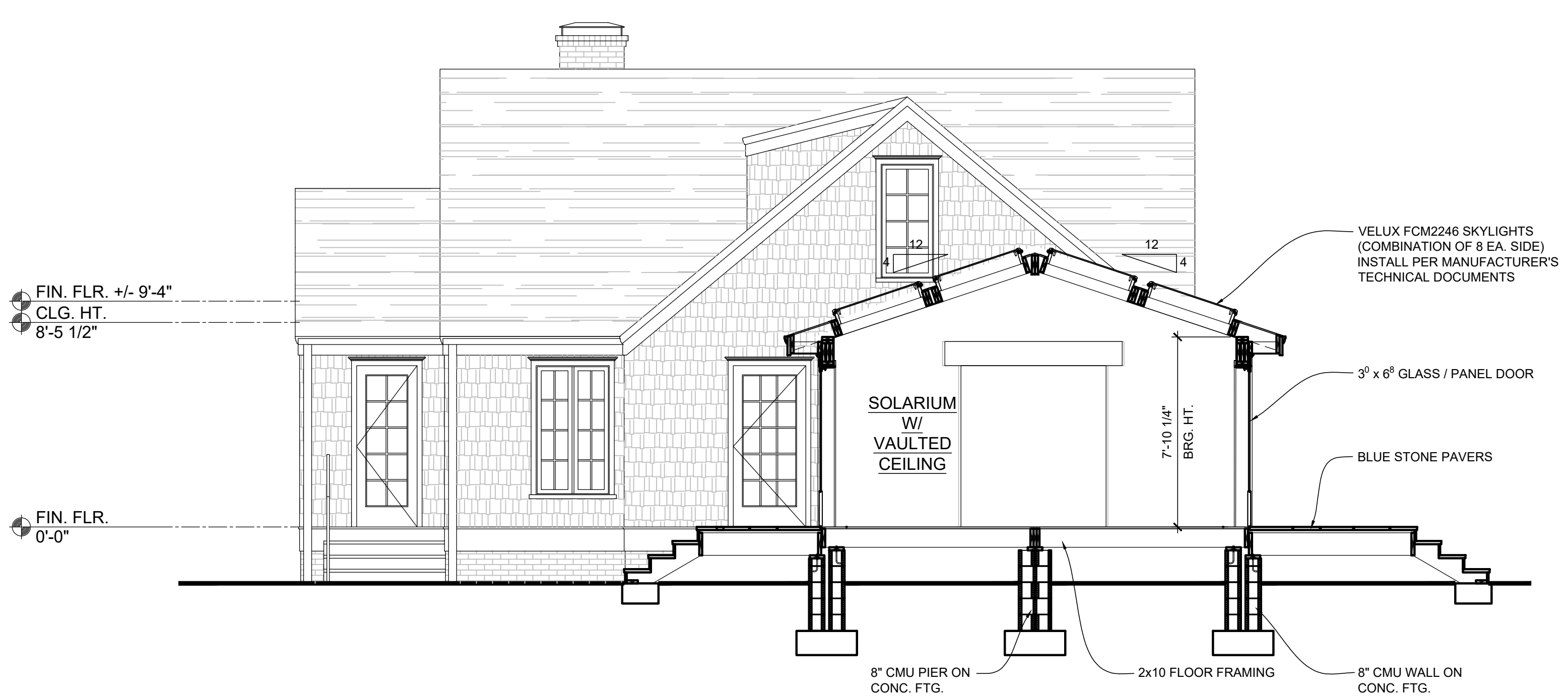
SHEET NUMBER

A-7

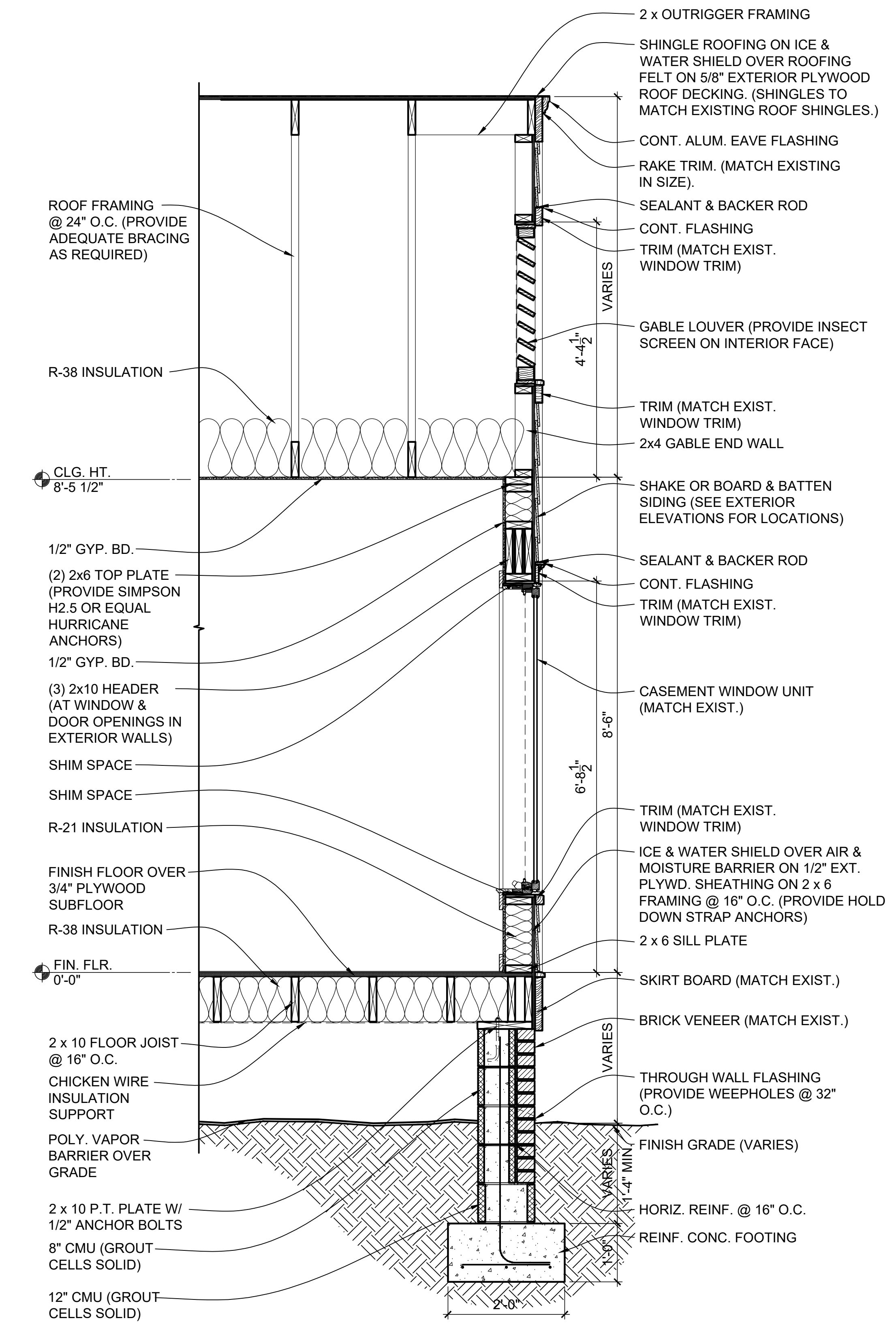
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REVISIONS		
DATE	DESCRIPTION	SYMBOL
9 AUG 2021	DESIGN DEVELOPMENT DRAWINGS	-

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1 BUILDING SECTION THROUGH CONSERVATORY
A-8 1/4" = 1'-0"



2 TYP. WALL SECTION
A-8 3/4" = 1'-0"

SEAL

**ELDER-HATTON RESIDENCE
MODIFICATIONS**
12 GREEN STREET
CARTERSVILLE GEORGIA 30120

DATE	AUGUST 13, 2020
JOB NO.	20-0219
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION
BUILDING & WALL SECTIONS

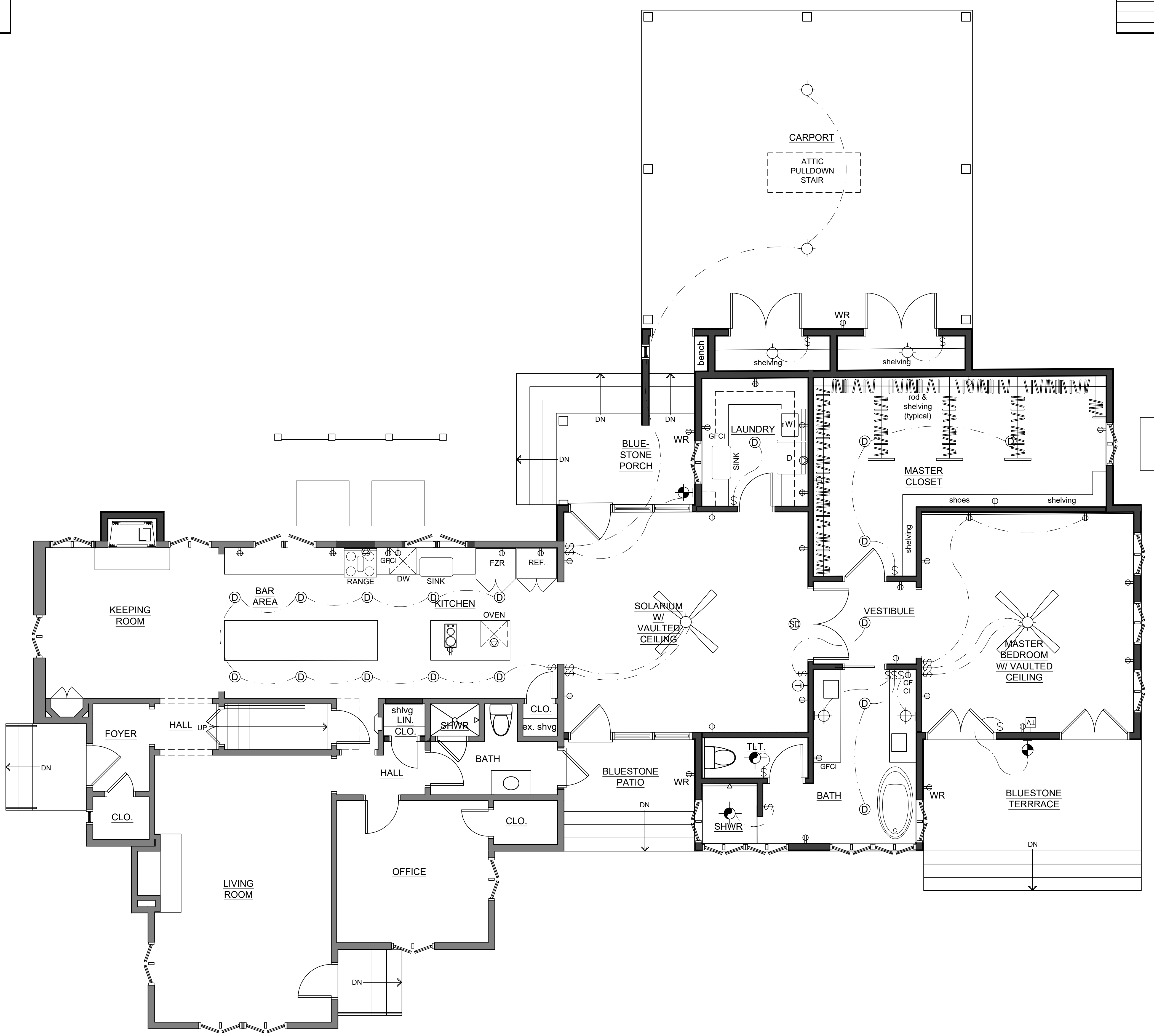
SHEET NUMBER
A-8

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REVISIONS		
DATE	DESCRIPTION	SYMBOL
9 AUG 2021	DESIGN DEVELOPMENT DRAWINGS	-

ELEC. SYMBOLS LEGEND

- DUPLEX OUTLET - SET ALL RECEPTICLES ON LOWER WALL AREAS @ 18" AFF UNLESS NOTED OTHERWISE
- DUPLEX OUTLET - +44" AFF
- GFCI DUPLEX OUTLET - +44" AFF UNLESS NOTED OTHERWISE
- WATER RESISTANT EXT. DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET W/ APPLIANCE DESIGNATION
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- CABLE TV OUTLET
- INTERIOR WALL MOUNTED LED LIGHT FIXTURE
- EXTERIOR WALL MOUNTED LED LIGHT FIXTURE
- LED DOWN LIGHT FIXTURE
- LED DOWN LIGHT W/ EXHAUST FAN KIT
- CEILING FAN W/ LED LIGHT
- CEILING MOUNTED LED LIGHT
- SMOKE DETECTOR
- THERMOSTAT
- WIRING



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SEAL

**ELDER-HATTON RESIDENCE
 MODIFICATIONS**
 12 GREEN STREET
 CARTERSVILLE GEORGIA 30120

DATE	AUGUST 13, 2020
JOB NO.	20-0219
DR	CK
WM	JM
SCALE	AS NOTED

SHEET DESCRIPTION
**MAIN LEVEL FLOOR
 PLAN: SWITCH &
 OUTLET LAYOUT**

SHEET NUMBER
A-9

1 MAIN LEVEL FLOOR PLAN: SWITCH & OUTLET LAYOUT
 A-9 1/4" = 1'-0"





