



**CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
MEETING**

Council Chambers, Third Floor of City Hall
Tuesday, March 19, 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 February 20, 2024 meeting.

CERTIFICATE OF PRESERVATION

2. COP24-09. 18 Noble St. Applicant: Thomas Menerey
3. COP24-10. 216 W. Main St. Applicant: Todd Adams

STAFF OR COMMITTEE COMMENTS

4. Discussion- Future City Projects

ADJOURNMENT

The next meeting of the Historic Preservation Commission will be April 16th. 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:	March 19, 2024
SUBCATEGORY:	HPC Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	HPC Meeting Minutes from February 20, 2024 meeting.
DEPARTMENT SUMMARY RECOMMENDATION:	February meeting minutes for review and approval.
LEGAL:	N/A

Historic Preservation Commission Meeting Minutes
 10 N. Public Square
 February 20, 2024
 5:30 P.M.

I. Open Meeting

Called to order by Chairman Frisbee at 5:27 PM.

Present: Greg Frisbee, Becky Carr, David Elder, Lisa Ellis, and Vandi White

Absent: Brad Galland, Larry Gregory

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

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the last meeting. Board Member David Elder wanted one correction to be made regarding his name being misspelled. Correction was made. Board Member Elder made a motion to approve the meeting minutes from January 16, 2024. Board Member Becky Carr seconded the motion to approve the amended minutes. The motion carried unanimously. Vote: 4-0

Certificate of Preservation:

2. COP24-07. 23 Etowah Drive

Applicant: Ivan and Leah Phillips

David Hardegree, Planning and Development Assistant Director, stated per the original application COP24-07, applicant proposes exterior changes to the front porch, addition of fencing and walls to side yards, and rehabilitation of accessory structure for guest house.

History of the Property- Bartow County Tax assessor's records state the house was built in 1886. Georgia Historic Resources Survey states the house was built between 1960-1969. Applicant provided evidence with COP20-31 that the former Dr. Wofford's house, a 75-yr old, double gabled wing cottage, was relocated from 200 W. Main St. to 23 Etowah Dr. on January 19, 1961. Brick wings were added to each end after the move in 1961 to create a brick ranch styled house. Over time other modifications have occurred that disguise the original house structure. The gabled wings have been removed, possibly with the 1961 modifications. The original house structure would be dated c.1886. Major renovations and modifications would be dated 1961.

Previous COPs on File:

COP21-12: Multiple site and house improvements. Approved. 5-18-21. Paint unpainted brick-entire house. Denied 5-18-21. Overturned on appeal, 6-3-21.0

COP20-31: replacement of metal windows with Andersen Series Fibrex windows. Approved on November 17,2020

Analysis of the COP: The house is Historic and Contributing. The guest house is historic based on tax records, c. 1959. The applicant is proposing (3) project scopes identified and described on the application and per the submitted plan document. Specific materials to be used are not identified for use on the front porch portico or guest house. It is presumed that wood or composite materials will be used for most of the construction to match the existing house and accessory structure. The Commission should ask for clarification on the materials to be used.

Project Tasks:

Front Porch Portico Addition:

1. Add portico to front porch aligned with front door.
2. Add (2) additional columns for support.
3. Material to be wood or wood composite.
4. Roof Material should be asphalt shingles to match. No details provided.

Side Yard Walls/Fences:

1. Add brick masonry wall with columns to the left side of the house at driveway.
2. Add wrought iron gate to left side for rear yard access.
3. Add wrought iron fence to the right side of house.

Guest House Rehabilitation:

1. Expand guest house on east side. See the floor plan.
2. Add wrong around wood, porch/deck on east and north sides with (2) sets of steps.
3. Add/replace windows using Anderson Series Fibrex Windows or similar.
4. Add stone to cinder block, crawlspace foundation.
5. Add/ Replace gutters as needed.
6. Siding and trim details to be wood and/or composite.
7. Replace asphalt shingle roof, as needed (maintenance).
8. Replace rotted wood sheathing and siding as needed (maintenance).
9. Replace rotted wood trim and other wood components as needed. (maintenance)

Jim Macht, 215 W Cherokee Ave, came in place of the applicants. Stated the carriage house will have no addition to the heated space that a deck and a covered porch will be added. The doors that are present will remain and the entire house will be painted. The Main house will have a portico added to the front which will bring more architectural elements to the house. As far as the walls are being built, they will mainly be around the parking area of the home.

Chairman Frisbee opened the floor for discussion.

Board Member Vandi White asked if the columns would remain on the porch area. Mr. Macht replied that they would, and they would be adding additional columns to create the portico.

Chairman Frisbee asked if the pitch stating it was rather low. Mr. Hardegree stated that the ordinance calls for the pitch to be 6/12 pitch. The sketch that was provided looked a bit flat. Mr. Macht stated that the 6/12 pitch is doable for this renovation.

Chairman Frisbee also asked if there would be any additions to the driveway that would need approval during this meeting. Mr. Macht stated that the homeowners had not fully decided and that they would come back in front of the board.

Board Member Elder asked about the foundation and what it was going to be covered with. Mr. Macht stated that there will be a stucco veneer added that will be painted.

Board Member White asked regarding the existing garage doors on the carriage house and if they would be operable. Mr. Macht stated that they would be operable and fixed.

Board Member Elder asked if they will be in front of the new sliding doors. Mr. Macht stated they would be left open like shutters on the house and will be able to be closed if the homeowner wanted them to be.

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

Board Member Elder made a motion to approve the entire project list on the front of building only as submitted. Board Member Ellis seconded the motion. Motion carried unanimously. Vote: 4-0.

3. COP24-08. 11 Luckie St.

Applicant: Gary L. White

Mr. Hardegree stated per the original application COP24-08 applicant proposes a new house to be built.

History of the Property- The original house was constructed in 1968 per the Bartow County Tax records. No GHRS for this location.

COP23-20. Demolish original house damaged by fallen tree. Approved 9-19-23.

Analysis of the COP: The new house type and style are undetermined. All building setback requirements will be met.

The proposed house will be primarily a one-story house in a basement with a bonus room above the garage. The house width is slightly wider, though like the house widths at 9 and 16 Luckie St. The height will be approximately 28ft from the ground to the highest roof peak. Adjacent houses range from approximately 16ft-22ft in height. Front and rear porches are proposed. Garage entry will be on the right side of the house and property.

Proposed materials are as follows per the plans: Water table- Brick Exterior- Painted brick, Hardi board (lap) and Hardi shakes. Trim- Wood and/ or composite Roof- Asphalt Shingles Doors- Wood, variations of half-light doors. Windows- 3/1 predominantly, aluminum cladding. No other homes in the immediate area are like this one. Architectural features like simple, wood columns with brick bases, the brick exterior and 3/1 windows are features found on adjacent houses. Lap siding is also common in the district and on adjacent houses. Hardi plank siding has been used on other projects and is similar in appearance to wood.

Project Tasks (All tasks are for front of building only):

1. Construct new house with approx. a 60ftx64ft footprint per submitted site plan, floor plan, and building elevations.

Gary White, 11 Luckie St, came forward and provided an overview of the home that will be built. Stated there are three changes that he would like to add for review. Instead of one garage door he would like to add two. The Door that is present on the drawing near the garage door will be moved 3ft from the back of the home. Lastly, he would like to add a third window to the upstairs loft area instead of two.

Chairman Frisbee opened the floor for discussion.

Board Member Elder asked if the brick would be painted. Mr. White replied that he is still looking at brick options to find one he likes but if he cannot find one, he would like to paint it a color to match the appearance.

Chairman Frisbee asked a question regarding the approval of painting of brick. Mr. Hardegree stated that the board will be able to add that approval and that the painting of the brick is really to protect the older properties in the district not on newly built homes.

Chairman Frisbee closed the discussion and asked for a motion.

Board Member White made a motion to approve the change to separate the garage doors from one to two. Add an additional window above the garage doors. And move the door 3ft from the back of the property. Also wants to add the condition that the brick can be painted as an option to the homeowner. Board Member Carr seconded the motion. Motion carried unanimously.

Vote: 4-0.

II. OTHER

Mr. Hardegree came forward and stated that the CLG Grant (Historic Preservation Fund) was submitted and will be focusing on the residential properties within the district that are 40 years or older.

Chairman Frisbee adjourned the meeting at 5:57 PM

Date Approved: 03/19/2024

/s/ _____
Greg Frisbee, Chairman



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	March 19 th , 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-09. 18 Noble St. Applicant: Thomas Menerey
DEPARTMENT SUMMARY RECOMMENDATION:	COP request to replace front door and add shutters
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-09

HPC Meeting – 3-19-24

Application Information

Address: 18 Noble St.
 Applicant: Thomas Menerey
 Historic District: DBD
 Zoning: DBD
 Setbacks: NA

Brief Description: Applicant proposes replacement of front door and to add shutters.

Applicable Guidelines to Consider: Ordinance Sec. 9.25-52, DBD

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

The following scopes of work are proposed:

1. Replace front door.
2. Add shutters to front windows

History of the Property- The building was constructed c.1940 according to the Bartow County Tax assessor’s records. The GHRS survey reports the building was constructed c1950.

COPs on file:

COP18-11. Multiple modifications to rear of building and courtyard. Approved 4-17-18.

COP16-04: Replace (10) wood windows with Vinyl. Replace wood siding with hardi-plank cement board. Approved 3-1-16.

T16-02: Text amendment to allow apartments on the ground floor on Thompson and Noble Streets. Approved 11-17-16.

Analysis of the COP:

The structure is Historic. No determination has been made if the structure is contributing.

The applicant proposes to replace the existing utilitarian front door with a door more suited for a residential application. Example provided in photo.

The applicant also proposes adding storm shutters to the front windows. The shutters will slide into place when needed. Examples provided in photos.

The addition of the proposed door and shutters may not be appropriate if the utilitarian character of the front entrance is to be preserved. However, the commission may determine the proposals are appropriate for the change in use (residential) which began about 2016.

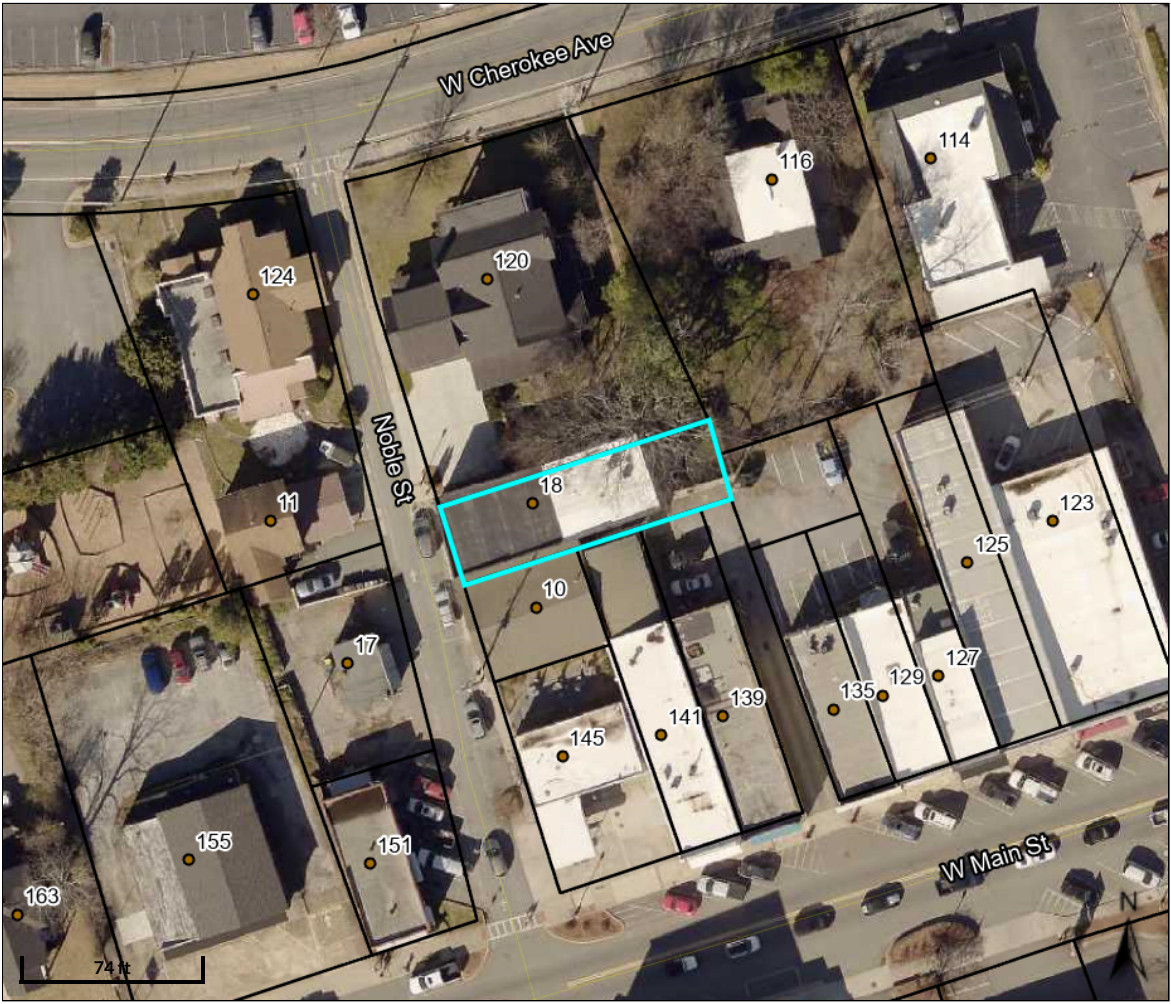
Commissioners Work Sheet

Materials:

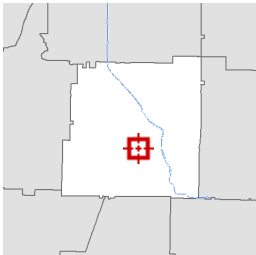
	Existing Materials	Materials to be Used
Roof		
Siding		
Window Shutters	None	Wood/ Composite
Doors	Wood/ ¾ lite w/ transom	Wood/ ¾ lite
Exterior Lighting		
Foundation		
Decking		

Steps
Porches
Ornamentation

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



Overview



Legend

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

Parcel ID	C002-0013-005	Alternate ID	32215	Owner Address	MENEREY THOMAS JOSEPH
Sec/Twp/Rng	n/a	Class	Commercial		MENEREY LINDSAY BOUDON
Property Address	18 NOBLE ST	Acreage	0.08		18 NOBLE ST
					CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 483 DISTRICT 4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/20/2024
Last Data Uploaded: 2/19/2024 10:40:50 PM





Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Thomas Menerey
Mailing Address: 18 Noble St
Cartersville GA 30120
Phone: 404 379 5095

*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

Applications are due by 4 PM the first Tuesday of the month in which they are to be considered, or the next business day in event of a holiday.

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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Property Address: 18 Noble St
Cartersville, GA 30120

Existing Building Type:

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

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

New Front door and shutters ^{storm shutters}

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: 3/1/2024

Anticipated Completion: 5/1/2024

Contractor/Consultant/Architect: Josh Jacobs

Office Use Only

Case Number COP 24-09
Date Received 2/5/24
Contributing NO, C940
Zoning DBO
Legal Advertisement _____
Notified Adjacent 3-12-24
HPC Hearing 3-19-24
HPC Decision _____
COP Expiration _____
Project Completion _____
Tax Parcel C002-0013-005

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]

Replacing old and deteriorating doors with a new door
Adding Storm shutter to exterior front windows

AUTHORIZATION

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

DATE 2/5/21 SIGNATURE [Signature]

From: lindsay bourdon <lindsaybourdon@gmail.com>

Sent: Wednesday, February 7, 2024 3:29 PM

To: Thomas Menerey <tmeneray@gmail.com>; David Hardegree <dhardegree@cityofcartersville.org>; Zack Arnold <zarnold@cityofcartersville.org>

Subject: [EXTERNAL] 18 Noble Street HPC application- details

Hi Zach,

Sorry I'm just getting to this today. Going to include a simple write up of the minor exterior changes to the front exterior of 18 Noble Street and attach pictures.

1) New front door- replace old, rotting wooden double door with new wrought iron double door. New double door size will be either 60.5" x 97.5" with a transom or a taller and arched double door at 60.5" x 112" where Josh Jacobs will frame a very nice radius for it. See attached picture of taller door.

2) Functional storm shutters on two existing windows- We have an issue with our windows leaking if there are strong winds from the west when raining. So, we want to do storm shutters that attach to barn tracks located at top and bottom of window and allow for locking the shutter into place. When they are not in use they'll add a nice decorative touch to our plain concrete exterior. And when they are in use they'll keep out the rain! We have 2 existing front windows where tracks and shutters will be installed. These will be custom built, but I'll attach pictures of what they'll be similar to. Going for a stained, cladded wood look.

Let me know if you need more information of more pictures.

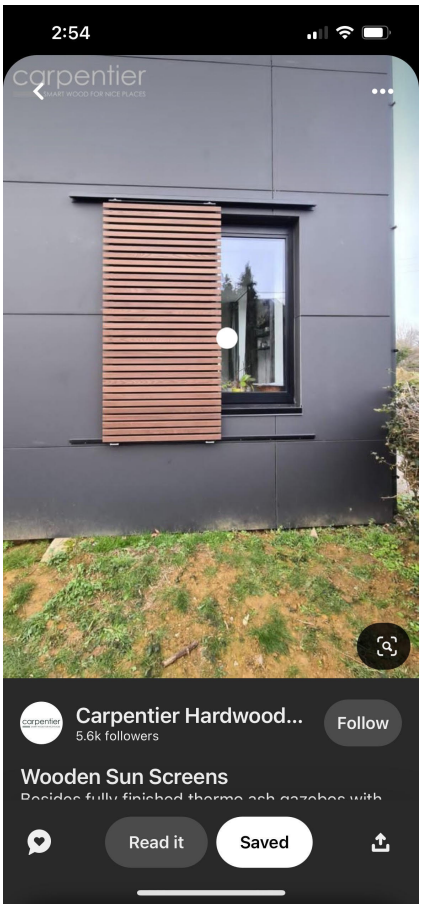
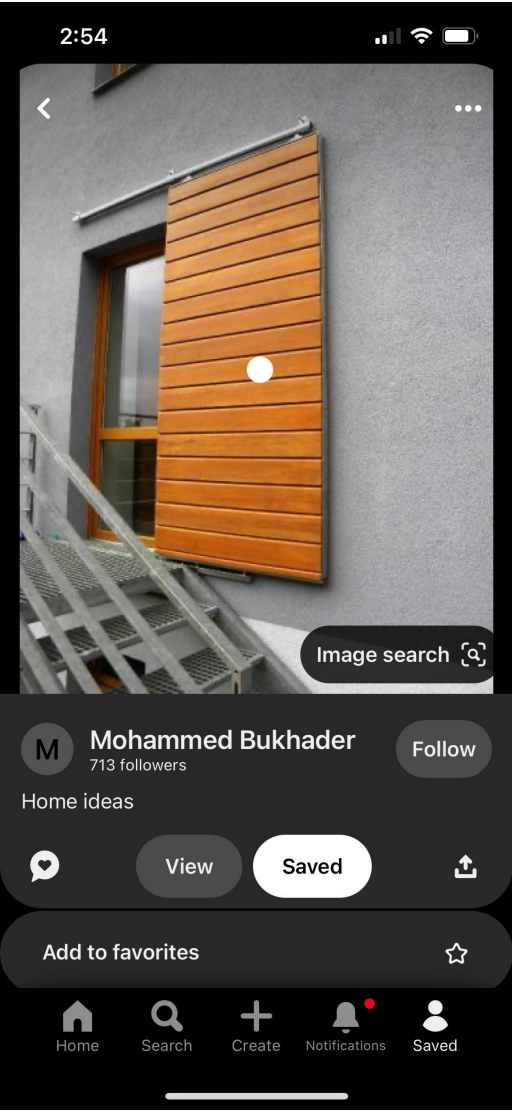
Thank you,

Lindsay & Thomas (TJ) Menerey

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Mar 14, 2024 at 15:14:56
1-99 Noble St
Cartersville GA 30120
United States



Mar 14, 2024 at 15:15:14
1-99 Noble St
Cartersville GA 30120
United States





Mar 14, 2024 at 15:15:46
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Cartersville GA 30120
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Mar 14, 2024 at 15:15:58
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HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	March 19 th , 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-10. 216 W. Main St. Applicant: Todd Adams
DEPARTMENT SUMMARY RECOMMENDATION:	COP request to demolish existing carport and construct new detached garage
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-10

HPC Meeting – 3-19-24

Application Information

Address: 216 W. Main St.
 Applicant: Todd Adams
 Historic District: West End
 Zoning: 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: Ordinance Sec. 9.25-54, West End

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

1. Demolish existing carport

Detached Garage

1. Construct new 23ft x 28ft. detached garage with bonus room on 2nd floor.
2. Garage height is approximately 23'-4".
3. Add concrete slab.
4. Add concrete porch walkway.
5. Add stamped metal garage door with carriage-style hardware.
6. Add 3, 1/1, vinyl DH, windows to 2nd fl above garage door.
7. Add decorative window to 2nd fl above garage door.
8. Add other windows to remaining sides per plan elevations.
9. Add standard fiberglass door to north side of garage.
10. Add architectural shingles.
11. Add fiber cement board siding. 5in. reveal. Horizontal orientation.
12. Add fiber cement trim.
13. Add aluminum gutters.
14. Porch posts to be 6x6 wood (north side).
15. Add coach lights per plans.
16. Driveway to remain pea gravel.
17. Add drainage system. Coordinate with Public Works.

History of the Property- The house was constructed c.1907 according to the Bartow County Tax assessor's records. The GHRS survey reports the house was constructed c1907.

Carport was constructed in 2014.

COPs on file:

COP14-13. Construct 180sf carport 6ft from property line. Approved 8-19-14.

Analysis of the COP:

The house is Historic, Contributing. The carport to be demolished is non-historic, non-contributing.

Demolition of the carport is appropriate to provide space for the new detached garage and to correct the low spot that creates the drainage issues.

All materials as presented in the building elevations and description seem appropriate for the district for new construction. See plans and description. These materials have been approved previously for similar projects.

The detached garage seems appropriate for the property and district.

Variance V24-07 to reduce the side yard setback and allow the detached garage in the front yard of a multi-frontage lot was approved by the BZA on 2-8-24.

HPC review and approval is required prior to issuance of a building permit.

Commissioners Work Sheet

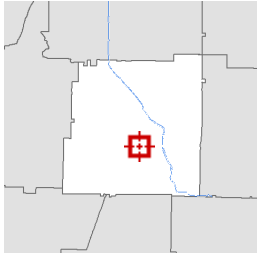
Materials:

	Existing Materials	Materials to be Used
Roof		Asphalt shingles
Siding		Fiber cement board
Windows		Vinyl
Doors		Metal and fiberglass
Exterior Lighting		TBD
Foundation		Concrete slab
Decking		Concrete
Steps		
Porches		Wood posts
Ornamentation		Fiber cement trim

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



Overview



Legend

- Parcels
- Roads

Parcel ID	C002-0004-003	Alternate ID	32114	Owner Address	ADAMS THORNTON TODD & BURNELL LYNN
Sec/Twp/Rng	n/a	Class	Residential		216 W MAIN ST
Property Address	216 W MAIN ST	Acreage	0.4		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL483 LD4 216 W MAIN				
	(Note: Not to be used on legal documents)				

Date created: 2/22/2024
 Last Data Uploaded: 2/21/2024 10:43:41 PM

Developed by **Schneider**
 GEOSPATIAL



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

West End - 2006

Office Use Only	
Case Number	<i>COP 24-10</i>
Date Received	<i>2/21/24</i>
Contributing	<i>Y. C1907</i>
Zoning	<i>R-7</i>
Legal Advertisement	<i>3/12/24</i>
Notified Adjacent	
HPC Hearing	<i>3/19/24</i>
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	<i>0002-004-003</i>

*Applicant: Todd and Burnell Adams

Project Address: 216 W Main St

Mailing Address (if different than project address):
same

Phone: 404-915-1156

Email: ttoddadams@yahoo.com

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

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Existing Building Type:

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

Commercial

Other _____

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

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N**

Type of Project (check all that apply)

New building

Addition to building

Relocation of building(s)

Demolition

Fence(s), wall(s), landscaping

Minor exterior change

Major restoration, rehabilitation, or remodeling

Other _____

Start Date: ASAP - March/April 2024

Anticipated Completion: Summer 2024

Contractor/Consultant/Architect: Native Construction

AUTHORIZATION

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

Date 2/21/2024 Signature J. Todd Adams

APPLICATION CHECKLIST

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

New Buildings and New Additions

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

Major Restoration, Rehabilitation, or Remodeling

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

Minor Exterior Changes

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

Site Changes – Parking areas, Drives, Walks

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

Site Changes – Fences, Walls, Systems

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

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

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

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

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

PROJECT DESCRIPTION

Item 3.

Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description.

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

1) Demolition of 9.5 yr old one-car carport (built in 2014)

2) Adding dirt and grading for new garage slab.

3) Add drain in yard connecting to city stormwater line along Tabernacle St. Fill dirt may be used.

Will coordinate with Cville's Tommy Rozier.
For pre-existing drainage problem.

4) Construct new 23'x28' detached garage.

Construction Materials:

See Attached

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.

Construction Materials:

Concrete slab

Concrete porch walkway

2x6 wall construction

Fiber cement horizontal siding with 5" exposure.

Fiber cement trim

Stamped metal garage car door with carriage-style decorative hardware

Fiberglass exterior porch door

Vinyl double hung windows

Custom artistic window to match the same in main house

Architectural shingles

Aluminum gutters, rectangular gutter downspouts

Porch posts (2) made of 6x6 posts - Painted white

External "porch" lights style TBD

Driveway will remain pea gravel

Siding color: gray to match existing structure - Satin finish sheen likely.

Trim color: white to match existing structures - Satin or semi-gloss sheen likely.



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

February 9, 2024

Mr. Todd Adams
216 W. Main Street
Cartersville, Georgia 30120

RE: V24-07. Variance Approval Letter. 216 W. Main St

Mr. Adams,

This letter serves as verification for the outcome of your variance application to the Board of Zoning Appeals to:

1. Allow an accessory structure to be constructed in the front yard of a multi-frontage lot.
2. Allow an accessory structure to encroach 3ft into the side yard setback.

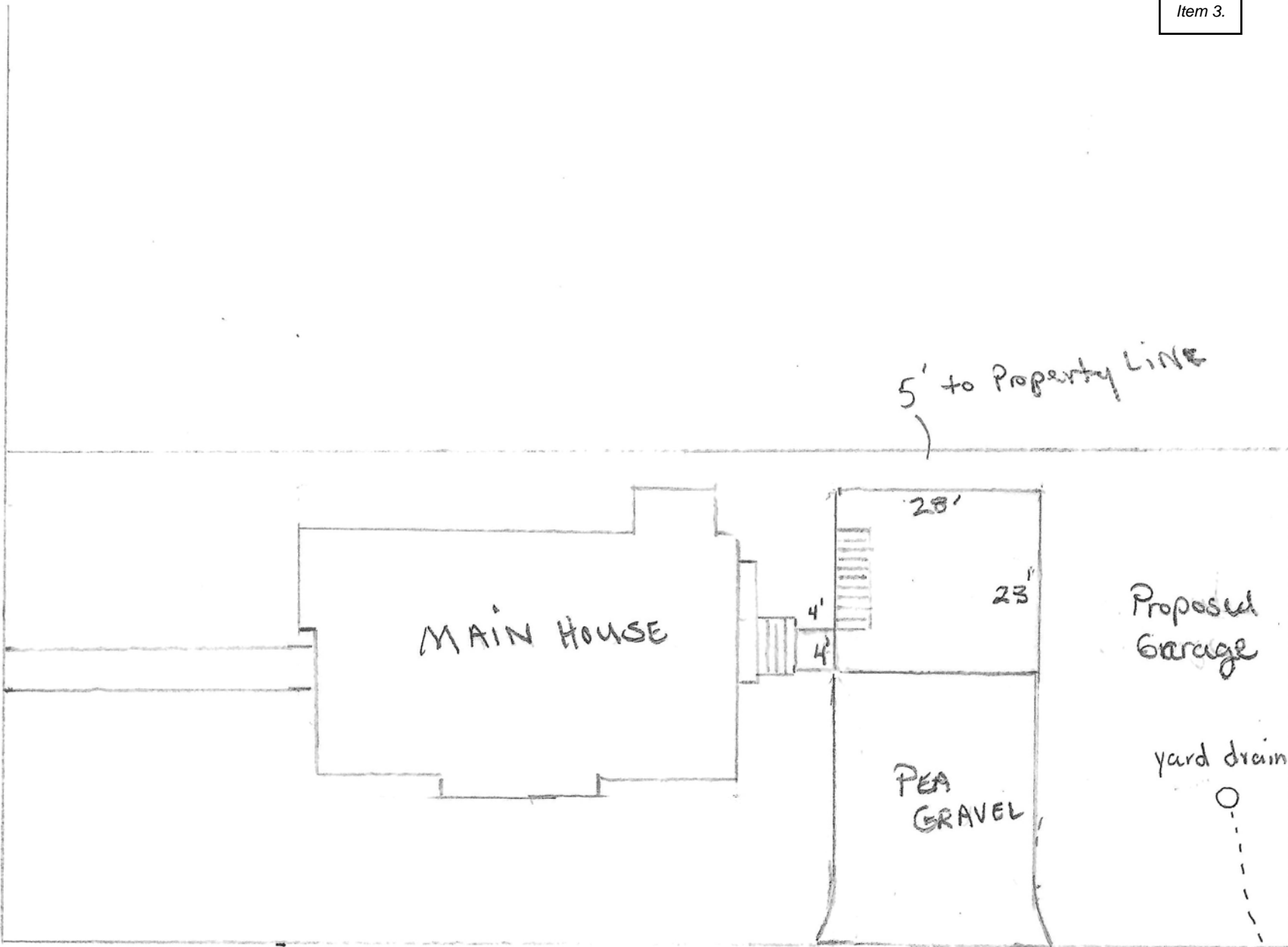
The variance application was **APPROVED** by the Board of Zoning Appeals on February 8, 2024.

No further action is required for this variance application. Before issuance of a construction permit this project must receive approval from the Cartersville Historic Preservation Commission. Please contact me with any questions.

Sincerely,

Zachary Arnold
Asst. City Planner
O. 770-607-3947
zarnold@cityofcartersville.org

W. MAIN ST.



TABERNACLE

Item 3.





Please note that this plan in whole or in part is the property of Iron Hill Drafting & Design. It is to be used for the project and location specified. Iron Hill Drafting & Design assumes no liability for any structure built from these plans. Purchaser is responsible to verify dimensions and compliance with all local building codes.



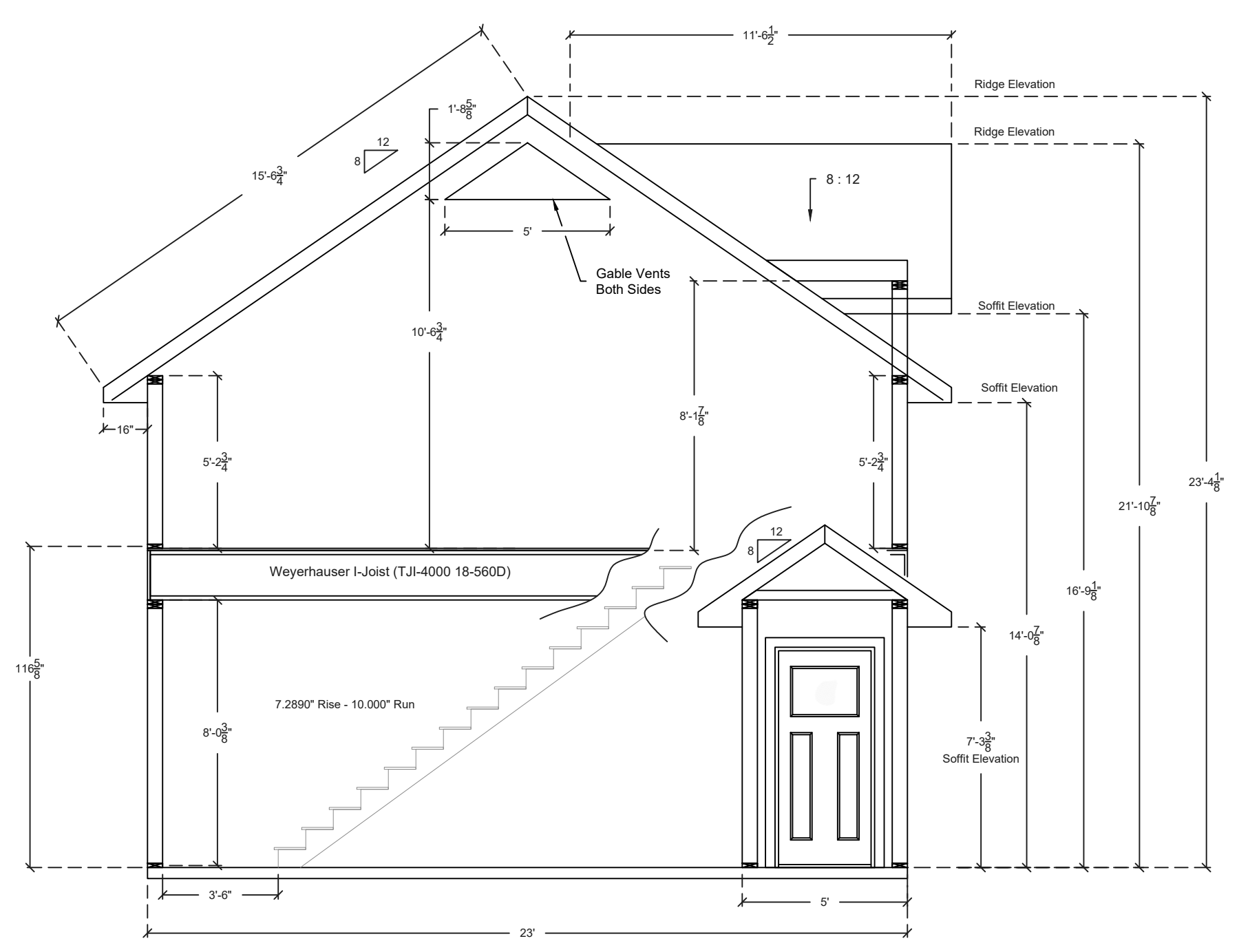
DATE	REVISION

1. Iron Hill Drafting & Design (IHDD) is not an architect or engineer. As IHDD owner, designer or provider, we are not responsible for construction. Any reference to a structure or construction methods are for illustration only. Contractor/owner is responsible for verifying all structural components are sized and spaced accordingly.
2. It is the responsibility of the builder to ensure that all materials, methods, and equipment are installed, connected, erected, used, cleaned, adjusted, operated and conditioned in accordance with the manufacturer's instructions and warranties and to ensure the final selection of materials such as masonry, floor joists, etc.
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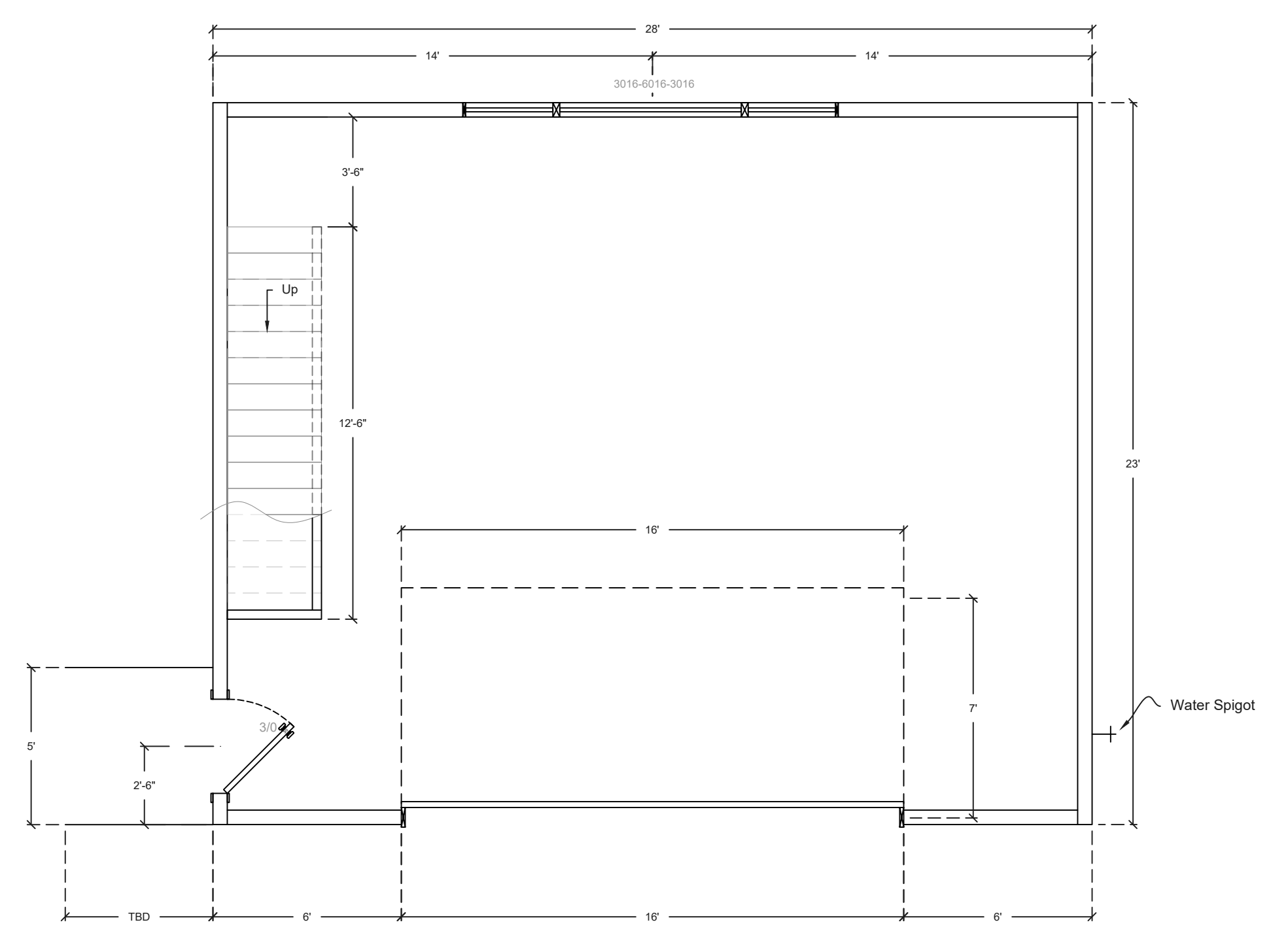
Iron Hill Drafting and Design
 Taylorsville, GA 30178
 770-387-5904

Adams Garage
 Cartersville, GA

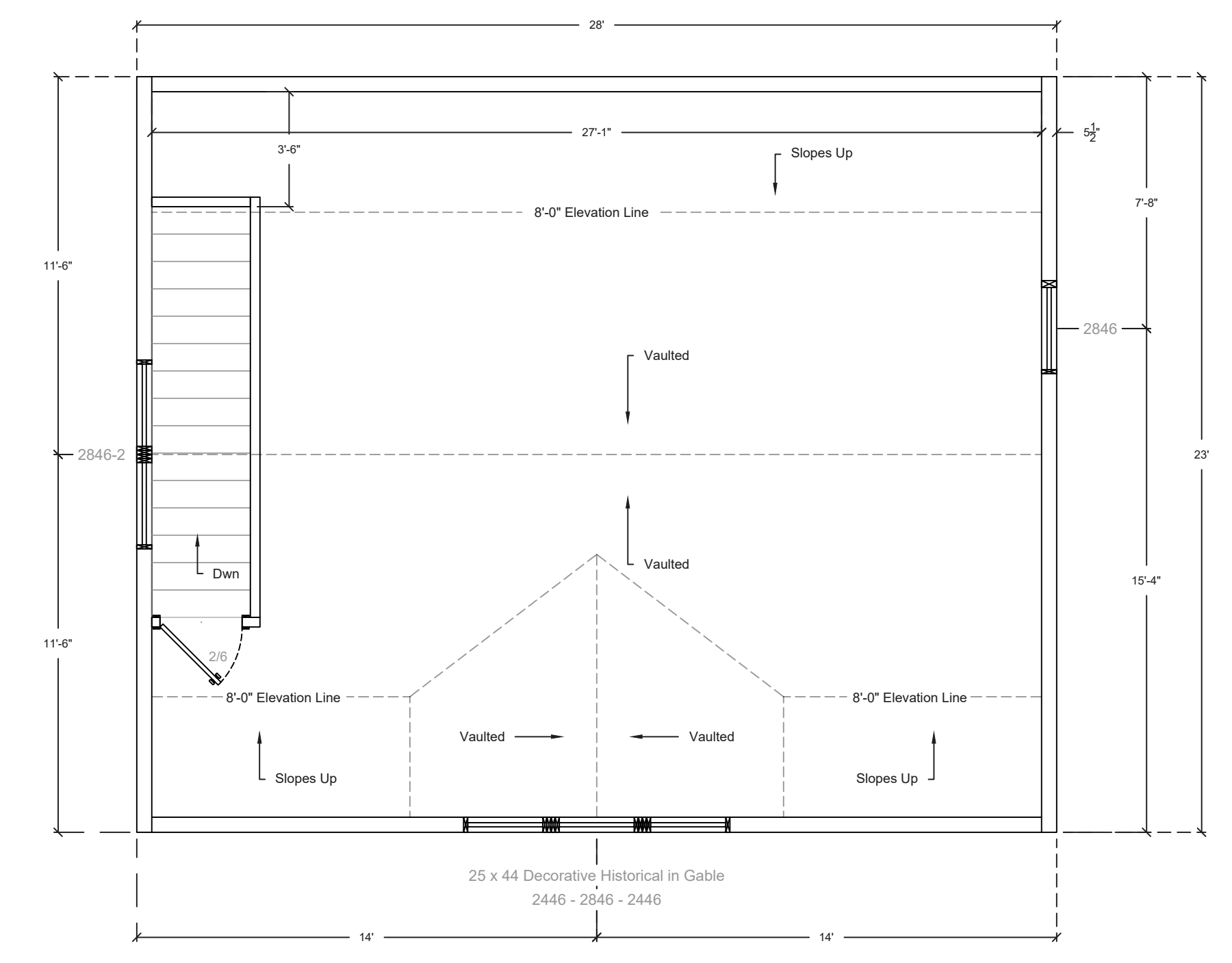
Sheet No. A-0



Garage Section



First Floor

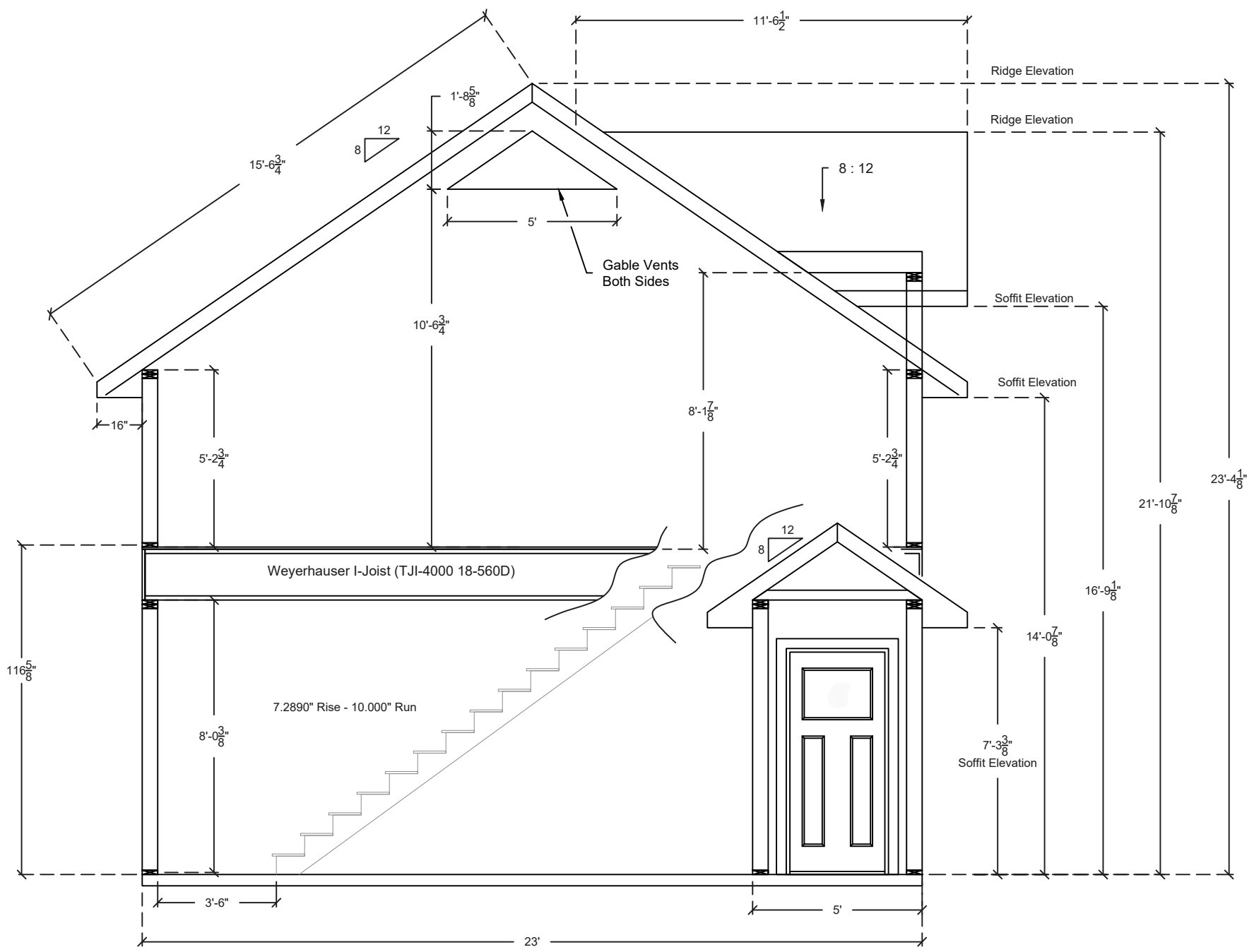


Second Floor

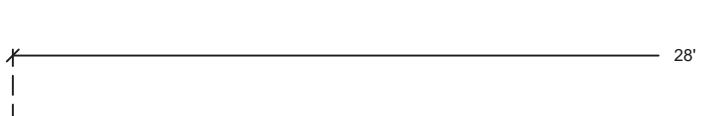
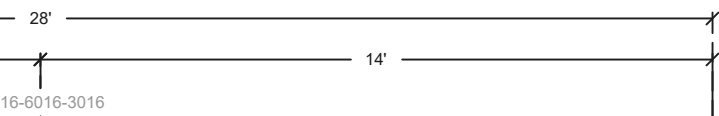
Notes:
 1. The client shall provide all necessary information and specifications for construction. Any reference to materials or construction methods are for informational purposes only and are not to be construed as a requirement for any specific material or method.
 2. It is the responsibility of the contractor to verify the accuracy of all dimensions and conditions shown on these plans. Purchaser is responsible to verify dimensions and compliance with all applicable codes and regulations.
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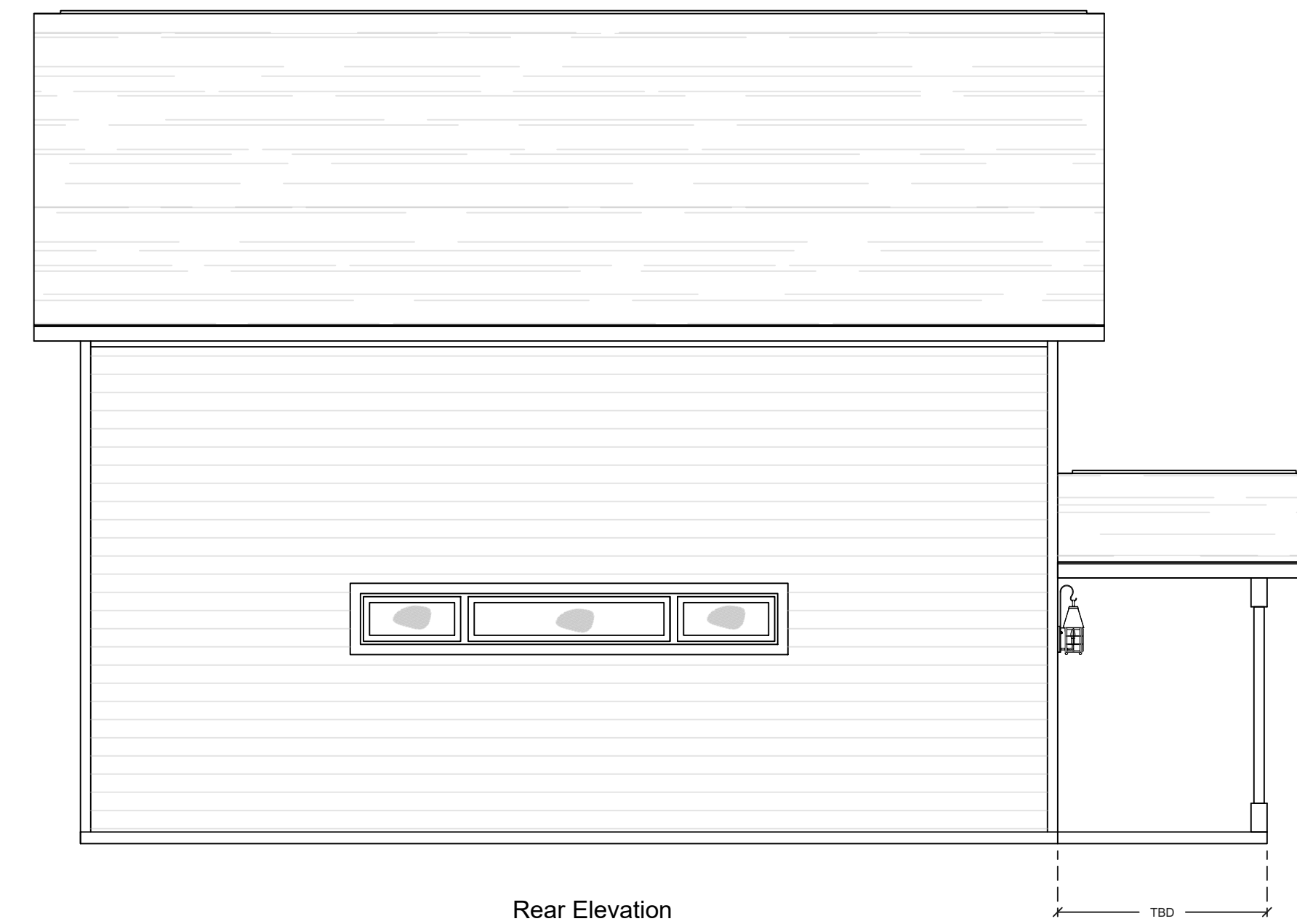


Garage Section





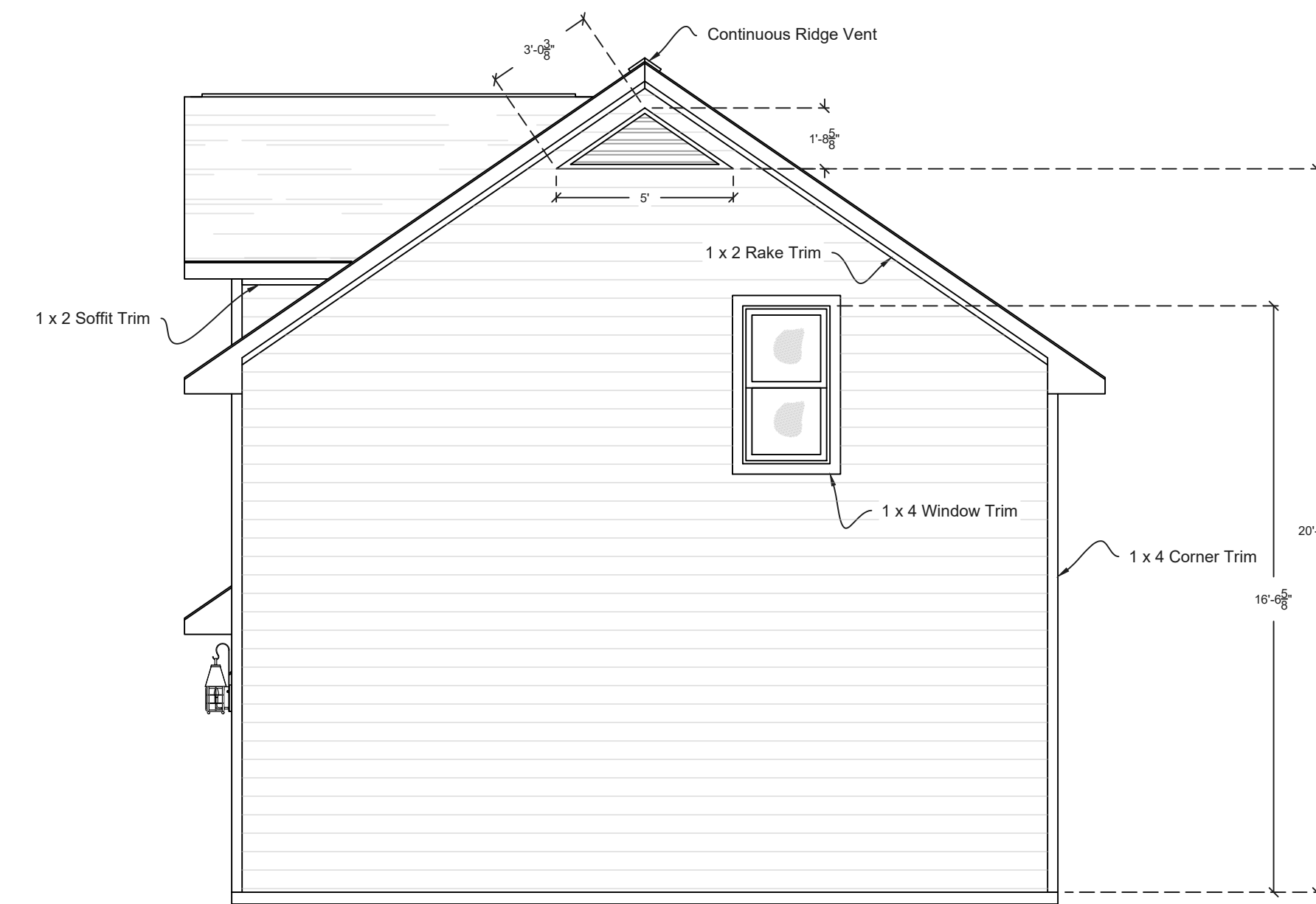
Front Elevation



Rear Elevation

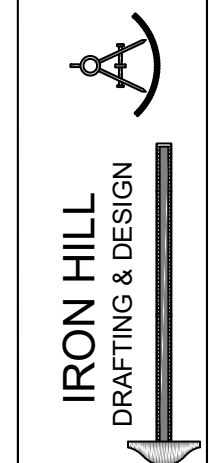


Left Elevation



Right Elevation

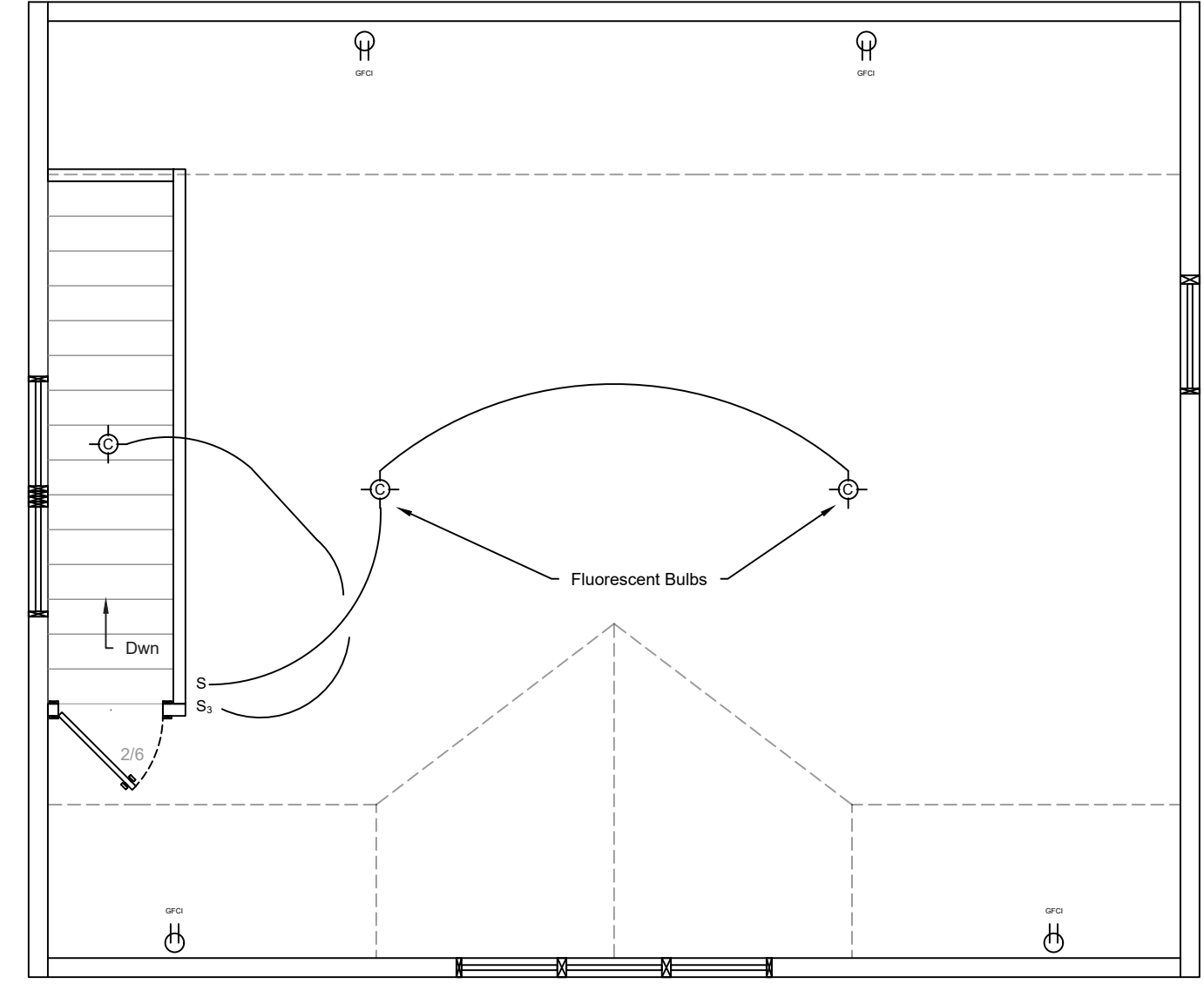
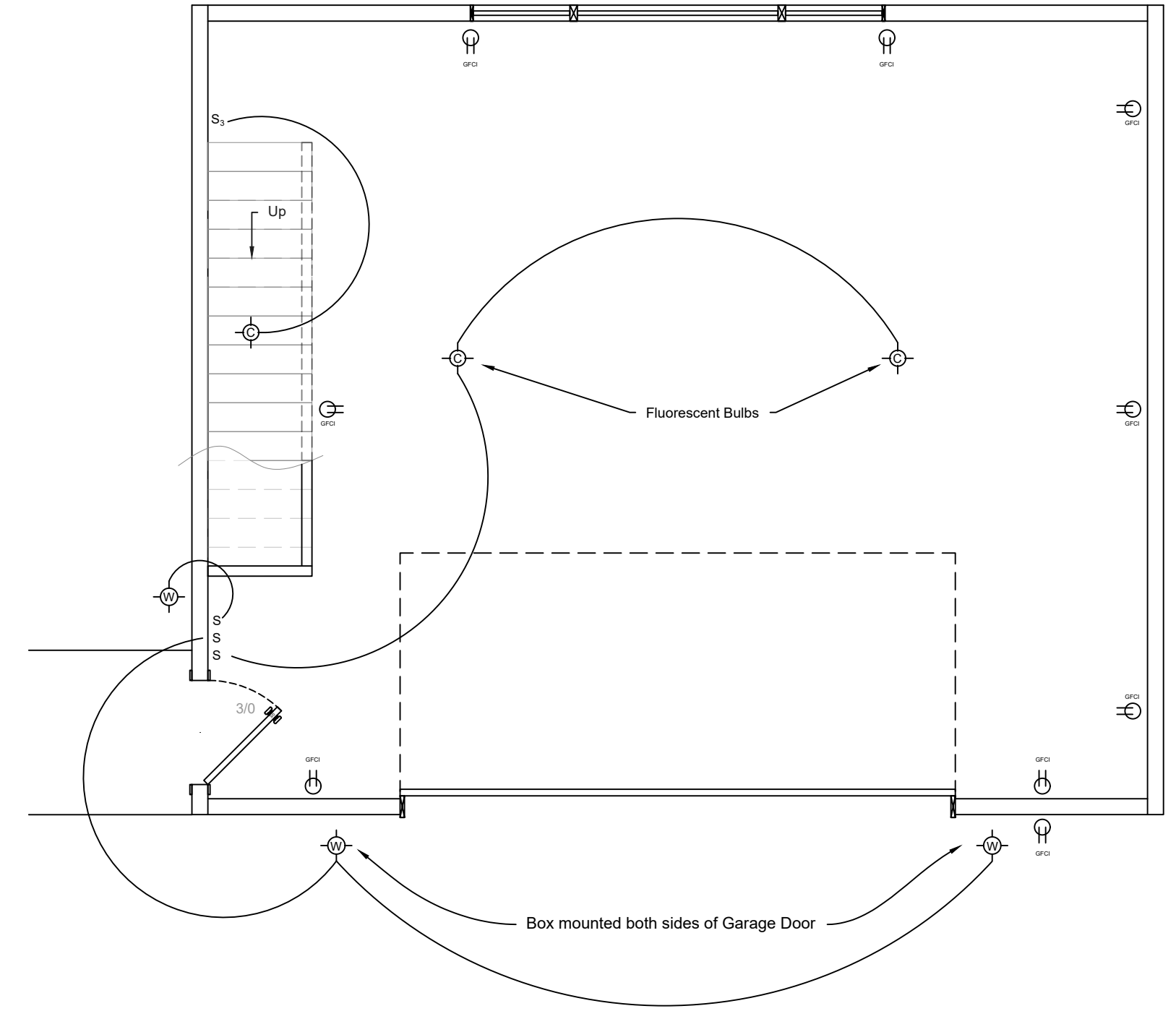
NOTE:
 1. Iron Hill Drafting & Design (IHDD) is not an engineering or architectural entity. As such, IHDD cannot design or specify any structural components used for construction. Any reference to the International Building Code (IBC) or any other code is for informational purposes only. The user is responsible for ensuring that all work is in accordance with the latest edition of all applicable International, State, and Local Building Codes.
 2. It is the responsibility of the builder and/or homeowner to ensure that all work is in accordance with the latest edition of all applicable International, State, and Local Building Codes.
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DATE	REVISION

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 770-387-5904

Adams Carage
 Cartersville, GA



Legend	
	Outlet
	Switch
	3 Way Switch
	Ceiling Mounted Box
	Wall Mounted Box
	Flood Lights

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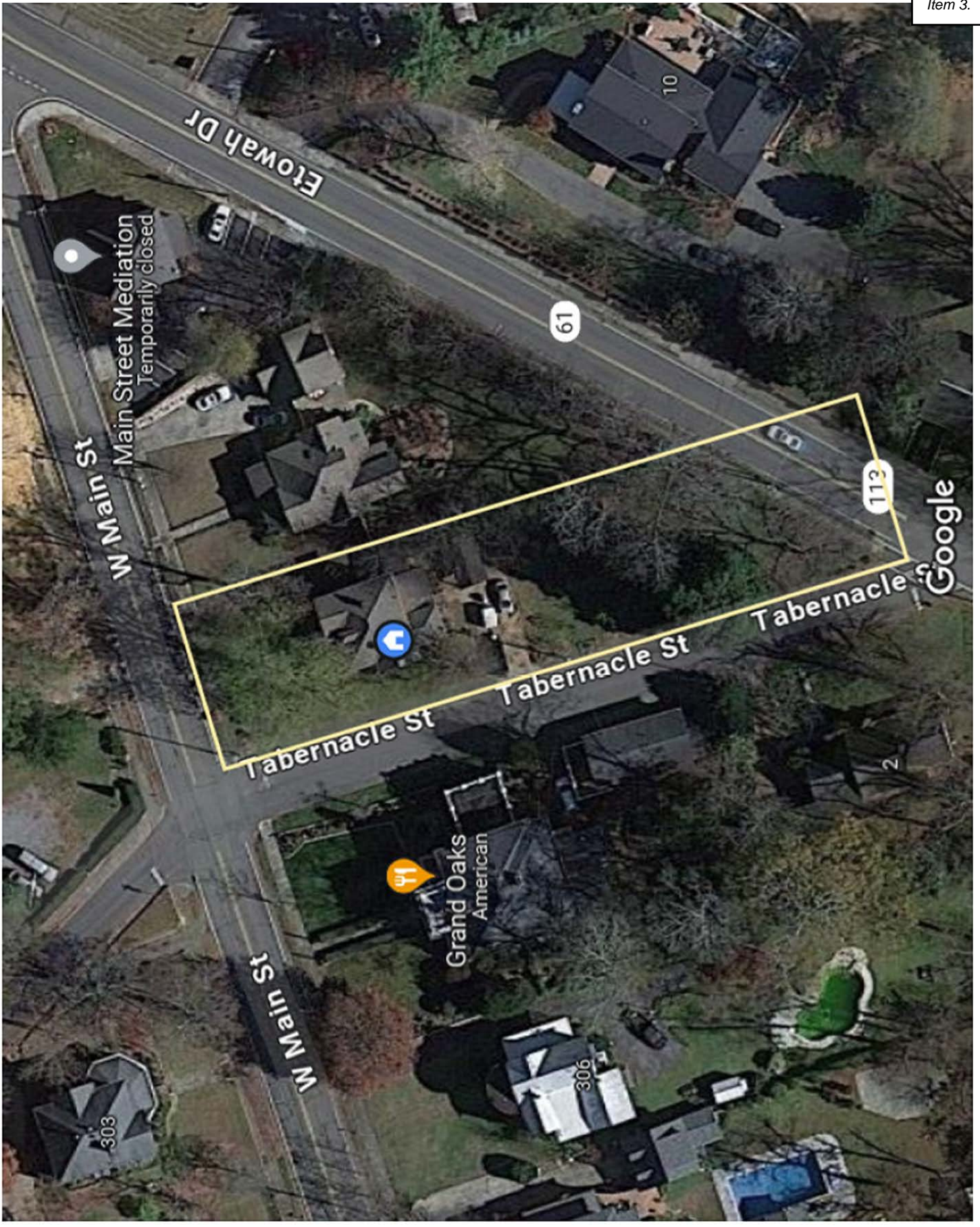
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Adams Garage
 Cartersville, GA

Sheet No. E-1





Existing Carport and Location of New Garage





View of Existing Structures from Tabernacle





Main Street (front of house)



Triple window design with decorative window, Main House



Triple window pattern nearby, 302 W Main St



Main Street View



Etowah Street view (back)



Rain event flooding January 2024