



**CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
MEETING**

Council Chambers, Third Floor of City Hall
Tuesday, January 16, 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 December 19, 2023 meeting.

CERTIFICATE OF PRESERVATION

2. COP24-01. 6 S. Wall St. Applicant: Justin Earl (The Jerks, LLC)
3. COP24-02. 8 S. Wall St. Applicant: Justin Earl (The Jerks, LLC)
4. COP24-03. 530 W Main St. Applicant: Brad & Lizzi Galland
5. COP24-04. 120 S. Gilmer St. Applicant: Hudson & Co, JB Hudson.
6. COP24-05. 121 Etowah Dr. Applicant: James Green
7. COP24-06. 219 West Ave. Applicant: Jacqueline Black et al

STAFF OR COMMITTEE COMMENTS

ADJOURNMENT

The next meeting of the Historic Preservation Commission will be Tuesday, February 20th. 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:	January 16, 2023
SUBCATEGORY:	HPC Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	HPC Meeting Minutes from December 19, 2023 meeting.
DEPARTMENT SUMMARY RECOMMENDATION:	December meeting minutes for review and approval.
LEGAL:	N/A

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

I. Open Meeting

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

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

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the amended minutes of the meeting. Board Member Elder made a motion to approve the meeting minutes from December 19, 2023. Board Member Ellis seconded the motion. The motion carried unanimously. Vote: 4-0

Certificate of Preservation:

2. COP23-28. 108 W. Main St.

Applicant: Contract Builders Inc.

Vandi White joined the meeting at 5:30PM

David Hardegree, Planning and Development Assistant Director, stated per the original application COP23-28, applicant proposes to paint unpainted brick on front façade (after-the-fact).

History of Property- No Public information available from Bartow County Tax assessor's records. GHRS stated structure was building c.1900.

Analysis of the COP: The structure is Historic, Contributing.

Staff were informed of the painting activities occurring at this location on Oct. 3rd. The same day, staff visited the site and spoke with Ms. Nila Absher, CEO, requesting that work stop until HPC could review the scope of work. At this point, the awning and wall sign had been removed and one coat of paint has been applied to the unpainted brick on the front façade.

Ms. Absher complied and instructed the painters to stop work until the HPC could review. The east side and south side (rear) exterior walls were previously painted. Some repainting of these walls had begun but was also stopped. There is no ordinance violation for painting painted brick or other painted masonry surfaces.

Staff did note that the paint being applied was breathable, masonry paint. The front facade of the building is likely not the original c.1900 facade, but rather something that resembles the commercial trends of the 1940s-1950s with the large, angled display windows, aluminum window trim and angled entryway. It's possible that the front facade brick is not the soft, hand fired brick from c. 1900.

The owner of the building, Judge Barry Green, Bartow County Probate Court, requested to have the application reviewed at the December HPC meeting, so he could attend.

The applicant proposes to paint the unpainted brick on the front of the structure (Main St side). See Sec. 9.25-52, Downtown Business District Historic District, Part 1 item 9, Exterior Walls, sub item (A):

A. Painting, sealing, or applying other types of coatings to unpainted masonry is prohibited without Commission approval. One shall not sandblast exterior surfaces. Use the gentlest means possible to clean exterior materials. When repointing brick or other masonry walls, one shall use a historic mortar mix (softer than modern mixes), matching the original mortar joints. The commission may grant a variance to permit the painting of unpainted brick per Ord. Sec. 9.25-34 (k), Undue Hardship.

Project Tasks:

1. Paint unpainted brick on front façade (after-the-fact).

Chairman Frisbee opened the public hearing.

Jeremy Absher, 108 W Main, came forward and expressed his apologies for painting the building off of incorrect advice from a local business. Has every intention to preserve the building as best as possible.

Judge Larry Green, 135 W Cherokee Ave, didn't give permission to paint brick on the exterior of the building but likes the painting and states it blends in together.

Board Member Vandi White states that she likes the paint and helps the building become more unified.

Chairman Frisbee asked the applicant if the awning was going to be placed back on front. The applicant stated that he is not planning on adding the awning back as it covers up the older windows in the front.

Board Member Gregory asked about Judge Green's building located next door if it was going to be painted. Judge Green stated that it would not be painted.

Chairman Frisbee stated he would like to see the board not take action so it will become approved after the 45-day mark. Believes that if the board approves that it will open cases for other applicants to come after they have already completed work.

After further discussion by the board, Keith Lovell, City Attorney, gave the options available for the board. They could deny the request and it would be sent to City Council, they could not take action which would lead to it being approved after 45 day hold period, or they can approve the item.

Chairman Frisbee asked if there was a motion.

With no action taking place, the case is approved within the 45-day period.

3.COP23-29. 129 South Ave.

Applicant: Wade Hadaway

Mr. Hardegree stated per the original application COP23-29, applicant proposes to add 23'x 47'4" pool house to rear yard.

History of Property- Bartow County Tax assessor's records state the house was built in 1927. GHRS states the house was built between 1920-1930.

COP19-12: Add covered porch to rear of house. Approved on 5-28-19

COP19-01: Gutters approved. 1-15-19. Window replacement tabled 1-15-19.

5-1-19: Administrative approval for a pool in the rear yard. (see attached).

Analysis of the COP: The new construction is occurring to the rear of the house and on the west side of the existing pool. Architectural drawings are provided. A material list is not provided, so clarification of materials may be needed. The application does state that the materials will match the existing home.

All zoning development regulations for the R-7 zoning district can be met, location, setbacks, roof pitch, etc.

The project and proposed materials, if matching house, seem appropriate for the property and for the district.

Project Tasks:

1. Pour a 23' x 47'-4" concrete slab for a foundation for the pool house.
2. Construct a 23' x 38'-4" pool house with a 9' x 23' cover porch.
3. Add (3) doors, full-lite shown on plans. wood or metal *
4. Add (12) windows to match house. Grid pattern 8/1 and 9/1*
5. Board and batten siding to match house, wood or cement board *
6. Roof to be architectural asphalt shingle to match house;
7. Gabled roof to match existing house. Min. 6/12 pitch with min. 12" overhang. *

Chairman Frisbee opened the public hearing.

Matt Womack, 716 W Ave, called into the meeting. Gave brief overview of project and that all products would mimic the house.

Board Member Gregory asked if the rock house at the property would remain. The Hadaway's both stated that the rock house is remaining.

Chairman Frisbee had a question for David Hardegree regarding if the pool house could ever be rented in this district. Homeowners cannot be paid rent from that property and only persons who are related or work can live in that property.

Chairman Frisbee closed public hearing.

Board Member Elder made a motion to approve the application as submitted. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 5-0

II. OTHER

Mr. Hardegree thanked everyone for a good year as well as wished them Happy Holidays.

Chairman Frisbee adjourned the meeting at 6:01 PM

Date Approved: 1/16/2024

/s/ _____

Greg Frisbee, Chairman



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	January 16, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-01. 6 S. Wall St. Applicant: Justin Earl (The Jerks, LLC)
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant proposes door and awning replacement, general maintenance of exterior that includes painting.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 24-01

HPC Meeting – 1-16-24

Application Information

Address: 6 S Wall Street
 Applicant: Justin Earl (The Jerks, LLC)
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= oft. Rear= oft. Side=oft.

Brief Description: Multiple front façade modifications for new business

Applicable Guidelines to Consider- Sec. 9.25- 52

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

Project Tasks:

1. Replace full lite front door with a fiberglass, pre-hung commercial-style door;
2. Replace fabric awning with same.
3. Paint exterior as needed.

Staff Comments:

History of the Property- The structure was constructed c.1920 according to the Bartow County Tax Assessor. GHR identified the date as c1880. These dates conflict with the dates stated for 8 S. Wall St.

COP11-06. Open 2nd story windows and restore with like material. Approved 5-10-11.

COP11-08. Replace wooden multi-light display windows with solid double insulated plate windows with light-to-medium tint). Approved 6-30-11.

COP11-12. Modify COP11-08 to allow replacement windows with grid and lights similar to existing. Approved 8-16-11.

Analysis of the COP:

The building is under new ownership (applicant). The applicant wishes to make cosmetic modifications to the front façade.

The stuccoed elements of the façade are painted. Some brick areas are not painted.

These minor revisions seem appropriate for the building and district.

For future reference, removal of the stucco in an attempt to expose the underlying brick is not recommended unless there is a structural failure. Removing the stucco will likely do more damage to the brick wall than taking no action.

Standards for consideration:

HPC Ordinance section 9.25-52. Part 1, Various Sections, of the General Standards for existing structures in the DBD historic district provides some guidance for assessing this project:

1-5 Omitted

6. *Cornices:*

A. A cornice is the decorative strip along the top of most historic commercial buildings. It caps off the facade physically and visually. Cornices are usually constructed of brick, wood, cast iron, or sheet metal, and occasionally, the horizontal supporting beam acts as a cornice.

B. Original cornices shall be preserved. Damaged cornices shall be repaired without disturbing the rest of the cornice, using like materials, unless an alternative material is approved by the Commission.

7.Upper fronts:

A. The upper front of a building is the section of the facade above the main storefront. Do not fill in upper window openings.

B. A second story addition shall maintain the historical architecture of the building. The addition of a front porch or balcony where none existed previously is prohibited unless approved by Commission.

8.Facades:

A. The basic commercial facade consists of two (2) main parts: the storefront and entrance with display windows; and the upper front, usually with regularly spaced windows and a cornice. The storefront and upper front are visually important.

B. The elements of the facade shall be retained as closely as possible to those of the original structure, using existing original materials unless an alternative material is approved by the Commission.

C. If parts of the facade are missing, design and reconstruction shall be based on historical, pictorial, or physical documentation. When documentation is unavailable, a new design for a missing element shall be compatible with the size, scale, and material of the historic building.

9.Exterior walls:

A. Painting, sealing or applying other types of coatings to unpainted masonry is prohibited without Commission approval. One shall not sandblast exterior surfaces. Use the gentlest means possible to clean exterior materials. When repointing brick or other masonry walls, one shall use a historic mortar mix (softer than modern mixes), matching the original mortar joints.

B. Maintain historic exterior materials. As part of a renovation, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.

C. Maintain historic exterior materials. As part of maintenance, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.

10.Storefronts:

A. Common historic storefront design consists of large, thinly framed windows and a recessed entrance. Frequently, there is a cornice at the top of the storefront to separate it from the upper facade, and low bulkheads at the base of the storefront to protect the windows and define the entrance.

B. Historic storefronts shall be repaired rather than replaced or covered. Retain historic elements, such as bulkheads or cast iron columns. Storefronts can consist of a variety of materials similar to those of the rest of the building. If replacement of elements is required, new materials shall match the original in placement, composition, design, texture and other visual qualities. The frame can be wood, cast iron, or anodized aluminum. Bulkheads are generally wood panels, aluminum-clad plywood, polished stone, glass, or tile.

C. Where the original storefront no longer exists, replacement shall be based on historical research, physical or pictorial evidence, and be compatible with nearby historic buildings. One shall not extend the storefront out of its place in the facade. It should be in the same plane as the upper facade and shall not extend beyond the original opening.

D. One shall retain transom windows, reopening previously covered transoms whenever possible. One shall not enclose, replace the window type, cover, or install air conditioning units in transom windows.

11. *Exterior details:*

A. Details can be some of the most striking elements of a building's facade. Since the design and size of many commercial buildings are quite similar, their unique decorations should be noted and preserved.

B. Subtle wood details, such as window moldings, shall be retained. One shall not add architectural details where none existed before, such as colonial doors, small windowpanes, or storefront shutters unless approved by the Commission.

C. Decorative tile and structural, pigmented, beveled, stained, leaded or etched glass contributing to the original historic value of the structure shall be retained.

D. All decorative terra cotta and all forms of brick work and stonework shall be repaired and maintained. Historic cast iron and sheet metal decorations, common on many nineteenth century buildings, shall be preserved.

12. *Windows—Storefront:*

A. Retain large display windows characteristic of commercial buildings in their original size, shape, and proportions. Preserve original window components, replacing only damaged portions. When replacing glass or restoring windows, retain the original configuration, size and shape of the storefront opening.

B. Display windows shall use clear glass only; transom windows can be clear, tinted or stained. Neither shall have dividing mullions.

C. Restore previously enclosed display windows when the original design is documented.

D. One shall not fill in window spaces or add storm windows which obscure the historic windows. If dropped ceilings cover part of the window openings, have the drop setback so the entire

window space appears open from the outside. One shall not add decorative exterior shutters that do not fit the windows.

13. *Windows—Upper front:*

A. Existing windows shall be repaired unless an alternative is approved by the Commission. If required, replacement windows shall fill the entire opening and match the original windows in material, configuration, and style. If an aluminum frame is used, it shall be painted to match the remaining windows. Storm windows shall be either mounted inside or painted to match the window sash.

B. Upper story windows help tie together all the facades on a street. They give a building the appearance of vitality and shall not be filled in or covered.

14. *Awnings and canopies:*

A. The canvas awning was an important design element common in the traditional storefront. Awnings shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight that hits the store windows. Movable awnings can be retracted allowing the sun to shine into a building in the winter and can be extended to shade the storefront from summer heat. Awnings can also effectively and tactfully disguise inappropriate storefront alterations.

B. There are a variety of materials for awnings, including canvas, vinyl-coated canvas, and carillon, a synthetic material. Standard street-level awnings shall be mounted between the display windows and the first-floor cornice or sign panel with the valance about seven (7) feet above the sidewalk. They shall reinforce the frame of the storefront without covering up the side piers, and shall project four (4) to seven (7) feet from the building. A twelve-inch valance flap is usually attached at the awning bar and can serve as a sign panel.

C. Canopies that are intact and are an integral part of the building shall be preserved. For smaller canopies one may consider the addition of a canvas over the rails, and a twelve- to twenty-four-inch skirt along the front and sides.

Guidelines:

Since the average life of an awning is between four (4) and seven (7) years, the only records of authentic awnings are old photographs or renderings, unless awnings have been maintained regularly through the years. Reference old photographs to determine an awning appropriate for a building. An awning can bring attention to a building, but care should be given to its design. Consider how it will appear in relation to the scale of a building to others on the street. An appropriately designed and placed awning can save money, identify a storefront, and create a pleasant sidewalk experience.

15. *Entrances and doors:*

A. Retain original recessed entries where they exist. Use building symmetry to suggest location, preferably recessed and canted. Retain tiled entryway floors. On upper levels, maintain historic door placements. One shall not add new entrances to secondary levels on the facade.

B. Entrance doors on historic commercial buildings usually have a large, clear glass panel and are made of wood, steel, or aluminum. Replacement doors shall resemble the original in design, materials, size and proportions.

C. Retain doors, hardware, trim and the original number of doors and their original locations. One shall not install unfinished aluminum doors or residential doors. One shall not add transom or sidelight windows where none existed previously.

Commissioners Work Sheet

Materials:

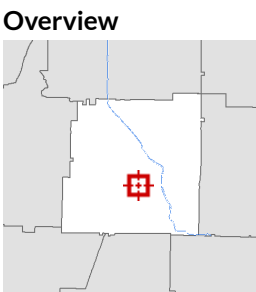
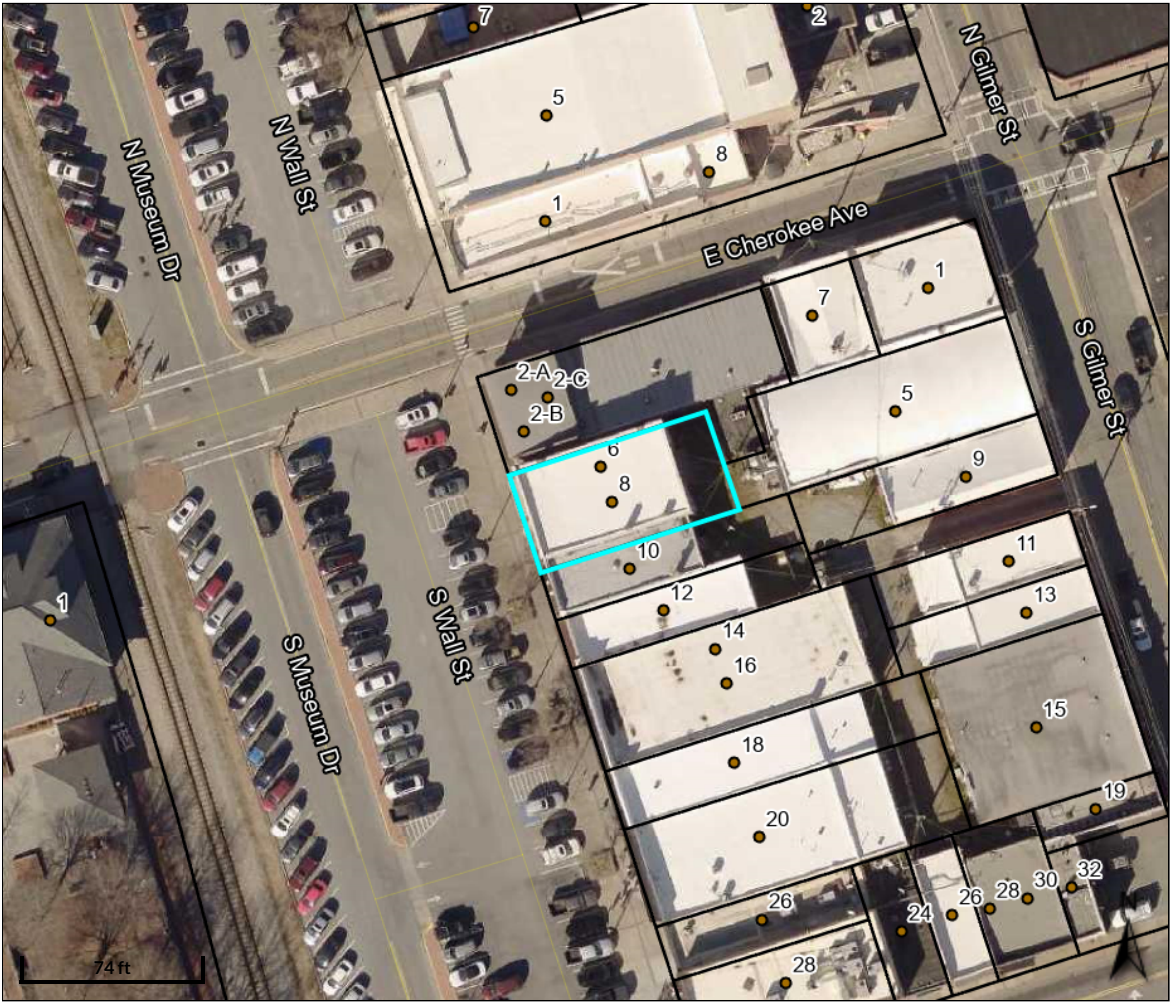
	Existing Materials	Materials to be Used
Roof		
Siding		
Windows		
Doors	Metal/ glass	Metal/ glass
Exterior Lighting		
Foundation		
Awning	Fabric	Fabric
Entrance		
Gutters		
Ornamentation		

Hardscaping

Patio:
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.



Legend

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

Parcel ID	C001-0012-002	Alternate ID	31870	Owner Address	SPRADLEY BRENDA CARLOTTA EDMONDSON
Sec/Twp/Rng	n/a	Class	Commercial		118 SHADOW LN
Property Address	6 S WALL ST	Acreage	0.07		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 455 LD 4 S3 Lulabell's Closet, Emondson				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/10/2024
 Last Data Uploaded: 1/10/2024 1:11:01 PM





Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

Office Use Only	
Case Number	24-01
Date Received	12/4/23
Contributing	C C1880
Zoning	
Legal Advertisement	1-9-24
Notified Adjacent	
HPC Hearing	1-16-24
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	C 001-2012-202

*Applicant: Justin Earl (The Jerks, LLC)

Project Address: 6 S Wall Street, Cartersville, GA 30120

Mailing Address (if different than project address):

5 S Public Square, Cartersville, GA 30120

Phone: 770-363-0685

Email: justin@porkchopbmx.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 _____
- Commercial Garage, Storage _____
- Other _____

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

New front door, new awning fabric

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: 02-01-2024

Anticipated Completion: 02-29-2024

Contractor/Consultant/Architect: Mike Borkowsky

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 12-04-2023

Signature Justin Earl

Digitally signed by Justin Earl
Date: 2023.12.04 15:07:44 -0500

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]

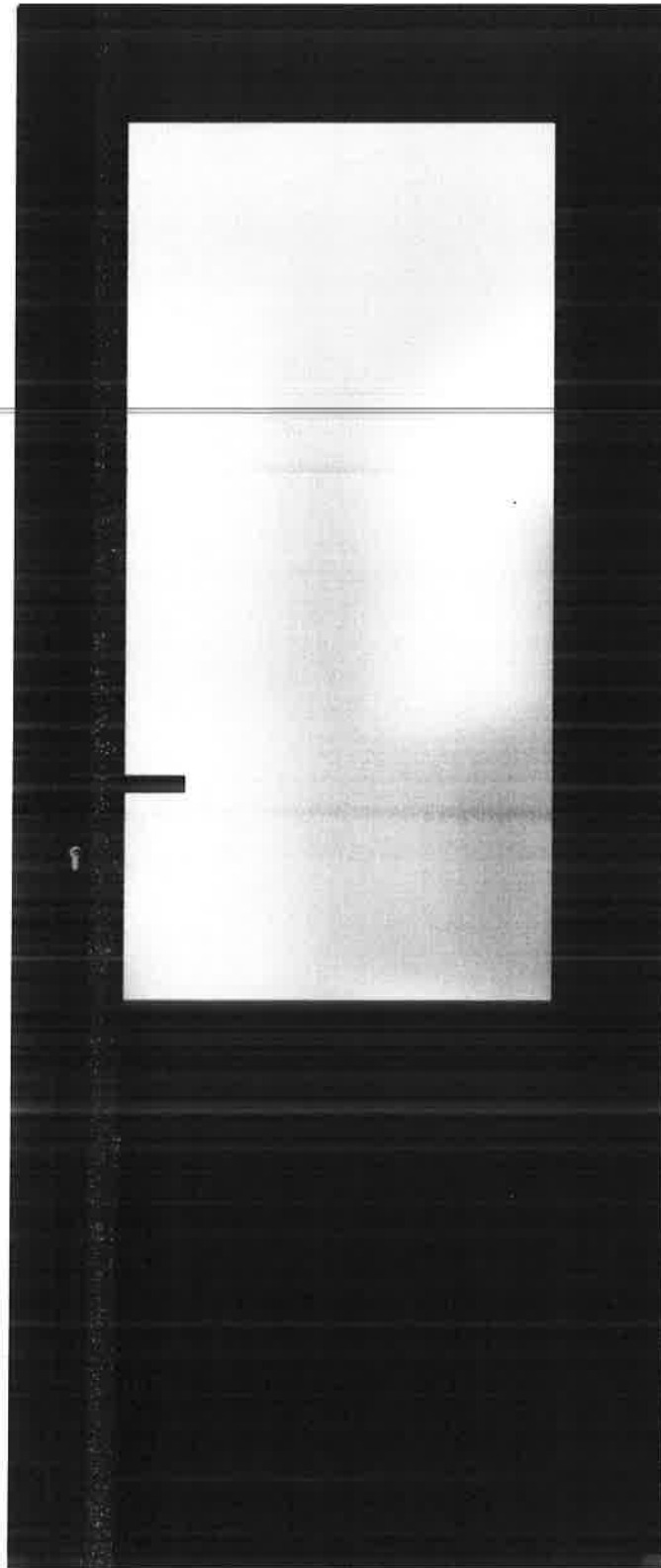
Replace low quality, non-historic front door with more durable commercial door. I am offering two style options - both are fiberglass prehung commercial doors. I am showing them molded in black. I am not married to the color or even these exact doors - this is the best options I found after 2 hours of Googling. Suggestions are welcome.

For the awning, the fabric is rotten (frame is fine) and needs to be replaced. I am proposing it just be replaced with black fabric, in the same style that is there now.

The blue paint of the exterior is pretty awful, but I am hesitant to do a complete color change on the building because in the future (5-10 year out) I would like to remove the stucco and put the building back to it's correct late 1800's/early 1900's (which will be the original, uncoated brick). In the meantime I think black for the awning, door, and painting the window frame/trim to match would enhance the shop look within the budget available.

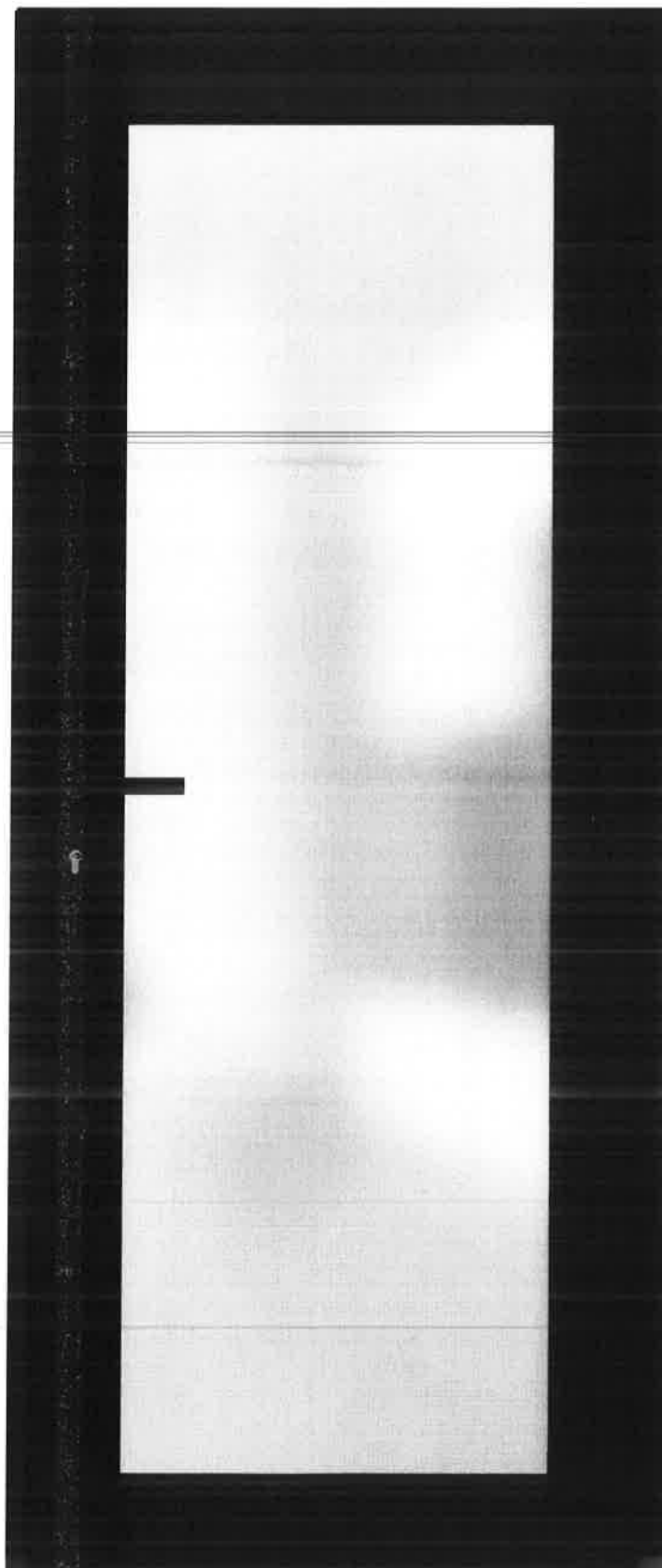
PRECEDENCE OF DECISIONS

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.



 United P

Item 2.

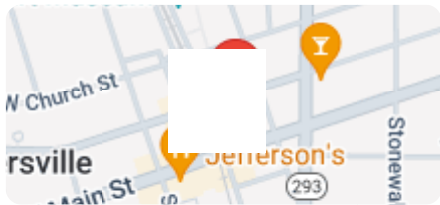




Cartersville, Georgia
Google Street View
Oct 2023 See latest date

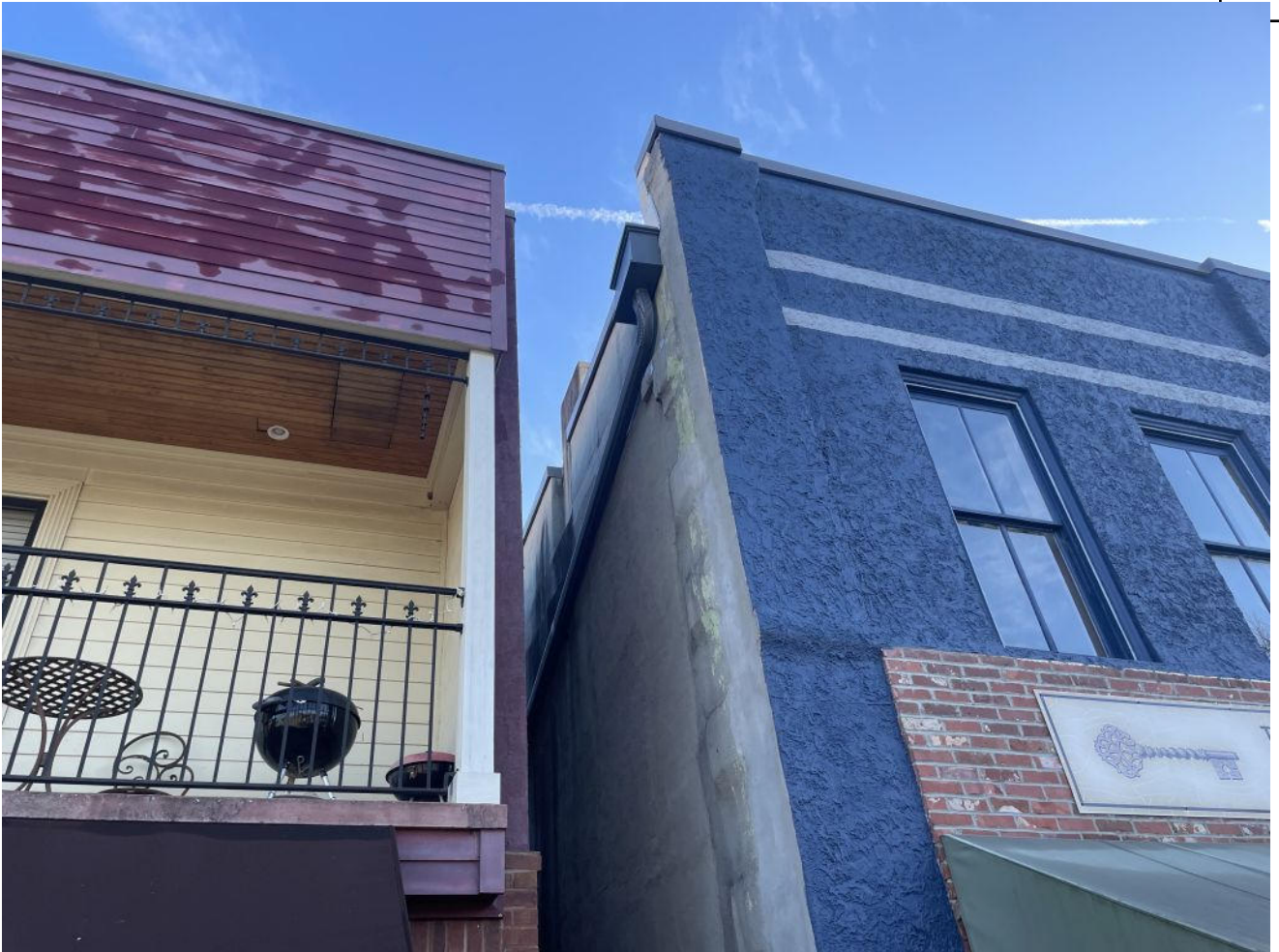


Image capture: Oct 2023 © 2024 Google











HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	January 16, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-02. 8 S. Wall St. Applicant: Justin Earl (The Jerks, LLC)
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant proposes to recreate historic store front by reconfiguring entrance, adding columns and wood/ glass panels, removing paint from brick façade and replacing 2 nd fl windows.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 24-02

HPC Meeting – 1-16-24

Application Information

Address: 8 S Wall Street
 Applicant: Justin Earl (The Jerks, LLC)
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= 0ft. Rear= 0ft. Side=0ft.

Brief Description: Multiple front façade modifications for new business

Applicable Guidelines to Consider- Sec. 9.25- 52

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

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

1. Remove stone veneer.
2. Remove (1) half-lite door.
3. Remove (2) large glass panes.
4. Remove metal awning.
5. Remove paint from painted brick
6. Replace 2nd floor 2/2 SH windows with new windows.
7. Reconfigure 1st floor store front per submitted plans and project scope description.

Staff Comments:

History of the Property- The structure was constructed c.1920 according to the Bartow County Tax Assessor (Combined with 6 S. Wall St). GHRS identified the date as c1920. This conflicts with date for 6 S. Wall St.

No COPs on file.

Analysis of the COP:

The building is under new ownership (applicant). The applicant wishes to make extensive modifications to the front façade. See architectural plans.

Modifications are planned for the rear of the building per the submitted plans, but they were not identified in the HPC application. Exterior modifications to the rear of the building will also require review by the HPC.

The applicant intends to create a front façade, specifically, the 1st floor store entrance, with a character and style found on many buildings in the early 20th century. No documentation can be found that the proposed modifications were found on the original building. No other buildings in the immediate area- Wall St, Public Sq and W. Main St, were found to contain all the elements shown in the plans. There are buildings in the DBD with isolated architectural details, so the proposed changes are in the spirit of a restoration project even though this is not technically a “Restoration” or “Reconstruction” project as defined by the Secretary of the Interior.

The one proposed task that staff is not supportive of is removing the paint from the brick on the 2nd story. More information is needed on the type of paint, the number of layers of paint and condition of the brick underneath the paint.

Lead paint will need to be remediated, if it can be removed. Assuming the brick is the original brick, low pressure washing is not recommended due to creating fine dust particles containing lead paint and the likely pitting of the brick. Alternatives to water pressure washing include baking soda and glass beads. The most recent example of these issues occurred on the rear and side walls of 125 W. Main St. Glass beads were used in a low pressure wash, but the pressure was still significant enough to damage the c.1900 brick through pitting. Dust was a major issue for the surrounding area.

Chemical removal may be the best option, but could be cost prohibitive. More information and a plan is needed based on a test area. It is likely that multiple paint layers could be removed, but not 100% of the paint can or should be removed if damage to the brick is the result.

The remaining three sides of the building are stuccoed. The stucco likely was used to enforce or replace the failing brick exterior. Removing the stucco on the remaining walls to expose the brick is not recommended. This task is not identified in the application.

The wood panels proposed for the front façade may be appropriate as they are found on other buildings. The style should remain simple in character and detail.

The cast iron columns may be appropriate as they are found on other buildings. The style should remain simple in character and detail.

The new first floor window casing and trim should be wood and/or metal. Wood is identified.

Will windows or wood panels be installed across top of doors and picture window on 1st floor?

The 2nd floor windows should maintain the current size, 2/2 grid pattern and be operable to meet building code.

If a new awning is proposed in the future, an HPC or staff approval is needed.

Paint color is at the discretion of the owner.

Standards for consideration:

Secretary of the Interior Treatment Guidelines for Reconstruction and Restoration.

<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf>

<https://www.nps.gov/articles/000/treatment-standards-restoration.htm>

HPC Ordinance section 9.25-52. Part 1, Various Sections, of the General Standards for existing structures in the DBD historic district

1-5 Omitted

6.Cornices:

A. A cornice is the decorative strip along the top of most historic commercial buildings. It caps off the facade physically and visually. Cornices are usually constructed of brick, wood, cast iron, or sheet metal, and occasionally, the horizontal supporting beam acts as a cornice.

B. Original cornices shall be preserved. Damaged cornices shall be repaired without disturbing the rest of the cornice, using like materials, unless an alternative material is approved by the Commission.

7.Upper fronts:

A. The upper front of a building is the section of the facade above the main storefront. Do not fill in upper window openings.

B. A second story addition shall maintain the historical architecture of the building. The addition of a front porch or balcony where none existed previously is prohibited unless approved by Commission.

8.Facades:

A. The basic commercial facade consists of two (2) main parts: the storefront and entrance with display windows; and the upper front, usually with regularly spaced windows and a cornice. The storefront and upper front are visually important.

B. The elements of the facade shall be retained as closely as possible to those of the original structure, using existing original materials unless an alternative material is approved by the Commission.

C. If parts of the facade are missing, design and reconstruction shall be based on historical, pictorial, or physical documentation. When documentation is unavailable, a new design for a missing element shall be compatible with the size, scale, and material of the historic building.

9.Exterior walls:

A. Painting, sealing or applying other types of coatings to unpainted masonry is prohibited without Commission approval. One shall not sandblast exterior surfaces. Use the gentlest means possible to clean exterior materials. When repointing brick or other masonry walls, one shall use a historic mortar mix (softer than modern mixes), matching the original mortar joints.

B. Maintain historic exterior materials. As part of a renovation, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.

C. Maintain historic exterior materials. As part of maintenance, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.

10.Storefronts:

A. Common historic storefront design consists of large, thinly framed windows and a recessed entrance. Frequently, there is a cornice at the top of the storefront to separate it from the upper facade, and low bulkheads at the base of the storefront to protect the windows and define the entrance.

B. Historic storefronts shall be repaired rather than replaced or covered. Retain historic elements, such as bulkheads or cast iron columns. Storefronts can consist of a variety of materials similar to those of the rest of the building. If replacement of elements is required, new materials shall match the original in placement, composition, design, texture and other visual qualities. The frame can be wood, cast iron, or anodized aluminum. Bulkheads are generally wood panels, aluminum-clad plywood, polished stone, glass, or tile.

C. Where the original storefront no longer exists, replacement shall be based on historical research, physical or pictorial evidence, and be compatible with nearby historic buildings. One shall not extend the storefront out of its place in the facade. It should be in the same plane as the upper facade and shall not extend beyond the original opening.

D. One shall retain transom windows, reopening previously covered transoms whenever possible. One shall not enclose, replace the window type, cover, or install air conditioning units in transom windows.

11. *Exterior details:*

A. Details can be some of the most striking elements of a building's facade. Since the design and size of many commercial buildings are quite similar, their unique decorations should be noted and preserved.

B. Subtle wood details, such as window moldings, shall be retained. One shall not add architectural details where none existed before, such as colonial doors, small windowpanes, or storefront shutters unless approved by the Commission.

C. Decorative tile and structural, pigmented, beveled, stained, leaded or etched glass contributing to the original historic value of the structure shall be retained.

D. All decorative terra cotta and all forms of brick work and stonework shall be repaired and maintained. Historic cast iron and sheet metal decorations, common on many nineteenth century buildings, shall be preserved.

12. *Windows—Storefront:*

A. Retain large display windows characteristic of commercial buildings in their original size, shape, and proportions. Preserve original window components, replacing only damaged portions. When replacing glass or restoring windows, retain the original configuration, size and shape of the storefront opening.

B. Display windows shall use clear glass only; transom windows can be clear, tinted or stained. Neither shall have dividing mullions.

C. Restore previously enclosed display windows when the original design is documented.

D. One shall not fill in window spaces or add storm windows which obscure the historic windows. If dropped ceilings cover part of the window openings, have the drop setback so the entire

window space appears open from the outside. One shall not add decorative exterior shutters that do not fit the windows.

13. Windows—Upper front:

A. Existing windows shall be repaired unless an alternative is approved by the Commission. If required, replacement windows shall fill the entire opening and match the original windows in material, configuration, and style. If an aluminum frame is used, it shall be painted to match the remaining windows. Storm windows shall be either mounted inside or painted to match the window sash.

B. Upper story windows help tie together all the facades on a street. They give a building the appearance of vitality and shall not be filled in or covered.

14. Awnings and canopies:

A. The canvas awning was an important design element common in the traditional storefront. Awnings shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight that hits the store windows. Movable awnings can be retracted allowing the sun to shine into a building in the winter and can be extended to shade the storefront from summer heat. Awnings can also effectively and tactfully disguise inappropriate storefront alterations.

B. There are a variety of materials for awnings, including canvas, vinyl-coated canvas, and carillon, a synthetic material. Standard street-level awnings shall be mounted between the display windows and the first-floor cornice or sign panel with the valance about seven (7) feet above the sidewalk. They shall reinforce the frame of the storefront without covering up the side piers, and shall project four (4) to seven (7) feet from the building. A twelve-inch valance flap is usually attached at the awning bar and can serve as a sign panel.

C. Canopies that are intact and are an integral part of the building shall be preserved. For smaller canopies one may consider the addition of a canvas over the rails, and a twelve- to twenty-four-inch skirt along the front and sides.

Guidelines:

Since the average life of an awning is between four (4) and seven (7) years, the only records of authentic awnings are old photographs or renderings, unless awnings have been maintained regularly through the years. Reference old photographs to determine an awning appropriate for a building. An awning can bring attention to a building, but care should be given to its design. Consider how it will appear in relation to the scale of a building to others on the street. An appropriately designed and placed awning can save money, identify a storefront, and create a pleasant sidewalk experience.

15. Entrances and doors:

A. Retain original recessed entries where they exist. Use building symmetry to suggest location, preferably recessed and canted. Retain tiled entryway floors. On upper levels, maintain historic door placements. One shall not add new entrances to secondary levels on the facade.

B. Entrance doors on historic commercial buildings usually have a large, clear glass panel and are made of wood, steel, or aluminum. Replacement doors shall resemble the original in design, materials, size and proportions.

C. Retain doors, hardware, trim and the original number of doors and their original locations. One shall not install unfinished aluminum doors or residential doors. One shall not add transom or sidelight windows where none existed previously.

Commissioners Work Sheet

Materials:

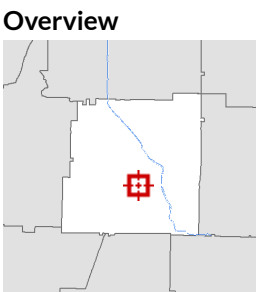
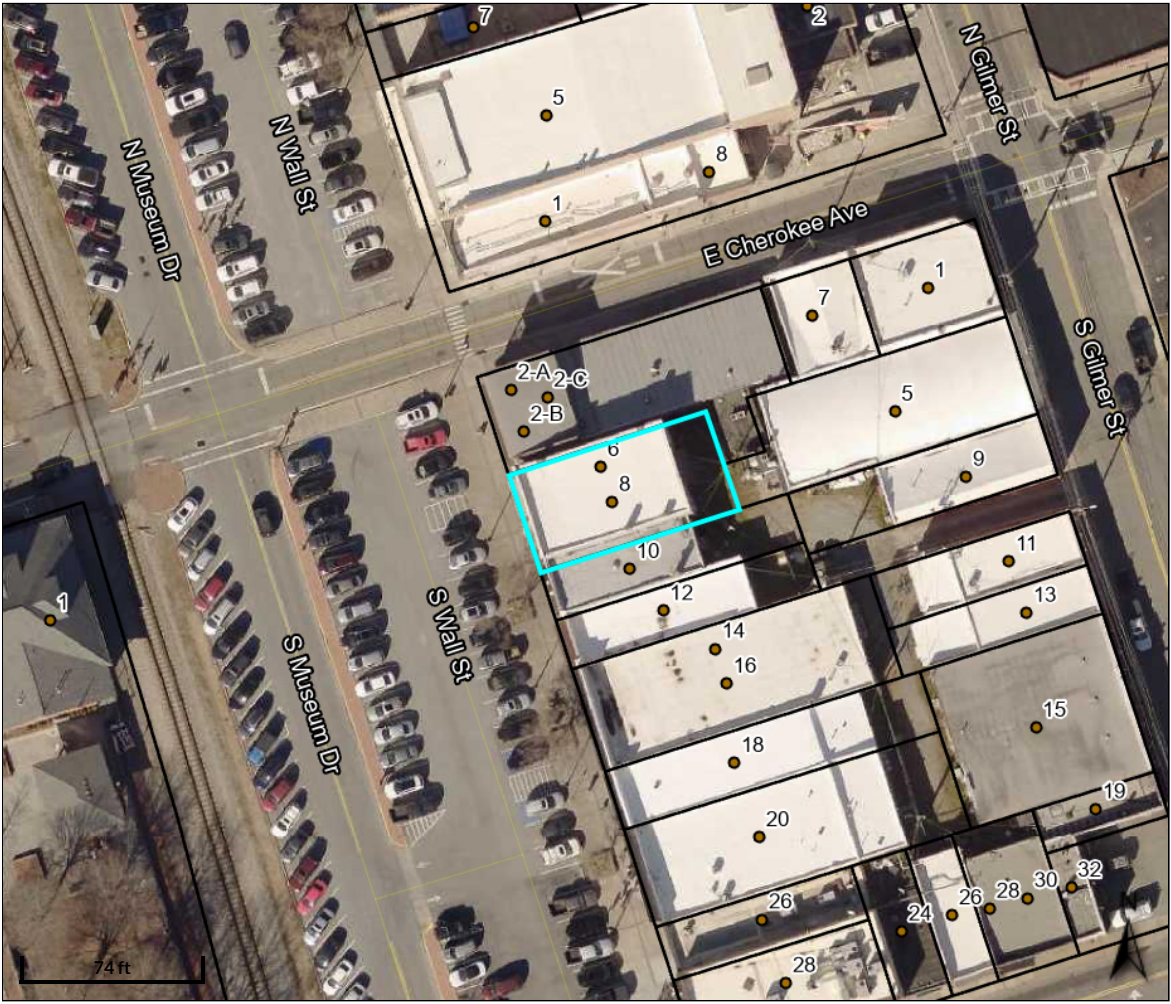
	Existing Materials	Materials to be Used
Roof		
Siding	Brick/ stucco/stone	Restore brick
Windows	Wood/ metal 2/2	Undertermined
Doors	Metal/ glass	Metal/ glass
Exterior Lighting		
Foundation		
Awning	Metal	Not mentioned
Entrance		
Gutters	Metal	
Ornamentation	Stone	Glass/ Wood panels

Hardscaping

Patio:
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.



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

Parcel ID	C001-0012-002	Alternate ID	31870	Owner Address	SPRADLEY BRENDA CARLOTTA EDMONDSON
Sec/Twp/Rng	n/a	Class	Commercial		118 SHADOW LN
Property Address	6 S WALL ST	Acreage	0.07		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 455 LD 4 S3 Lulabell's Closet, Emondson				

(Note: Not to be used on legal documents)

Date created: 1/10/2024
 Last Data Uploaded: 1/10/2024 1:11:01 PM





Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

Office Use Only

Case Number	24-02
Date Received	12/4/23
Contributing	C-1920
Zoning	
Legal Advertisement	1-9-24
Notified Adjacent	
HPC Hearing	1-16-24
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	C 001-0212-002

*Applicant: Justin Earl (The Jerks, LLC)

Project Address: 8 S Wall St, Cartersville, GA 30120

Mailing Address (if different than project address):

5 S Public Square, Cartersville, GA 30120

Phone: 770-363-0685

Email: justin@porkchopbmx.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
- Commercial Garage, Storage
- Other _____

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

1890's facade makeover (remove rock, reconfigure doorways)

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: 2-1-2024

Anticipated Completion: July 2024

Contractor/Consultant/Architect: Mike Borkowsky / Jim Haigler

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 12-4-2023

Signature Justin Earl

Digitally signed by Justin Earl
Date: 2023.12.04 13:25:44 -0500

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]

Architectural drawing attached. The goal is to put the facade back to as close to late 1800's style as possible including removing the paint from the brick, matching original brick coloration for the lower level columns, traditional late Victorian color palette for the new woodwork, and (if they can be located) restored cast iron columns. If cast iron columns cannot be found in time, they will be recreated using wood. The current upper level windows are rotted so will be replaced with new windows in the same architectural style.

NOTE: Interior demolition and renovations to begin ASAP upon closing on the property (Dec 21st, 2023) but no work will be done to the facade until early spring and of course following HPC approval.

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: Justin Earl <justin@porkchopbmx.com>
Sent: Monday, December 4, 2023 1:11 PM
To: David Hardegree
Subject: [EXTERNAL] New Project!
Attachments: Edm A22 Final Ck.PDF; Edm A31 Final Ck.PDF; Edm A21 Final Ck.PDF

Follow Up Flag: Flag for 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: justin@porkchopbmx.com

Hi David

I am starting a new downtown project and have many questions.

First, a summary: I am buying 6 and 8 S Wall Street (closing date is set for December 21st). There will be 6-7 months of renovations which will result in the entire upstairs containing 3 apartments to be used for short term rentals and the lower right half will be a 1890's themed soda fountain (to highlight the boom times in Cartersville of the 1880's and 1890's). Those businesses will be mine. Lullabelle's Closet will continue to be a tenant in the left hand lower half of the building.

Mike Borkowsky will be the GC. Jim Haigler is the architect. I have architectural plans 95% complete and Mike is working on getting MEPs finished and stamped before the end of the month.

I've attached the plans so you can get a better idea of the scope of the project.

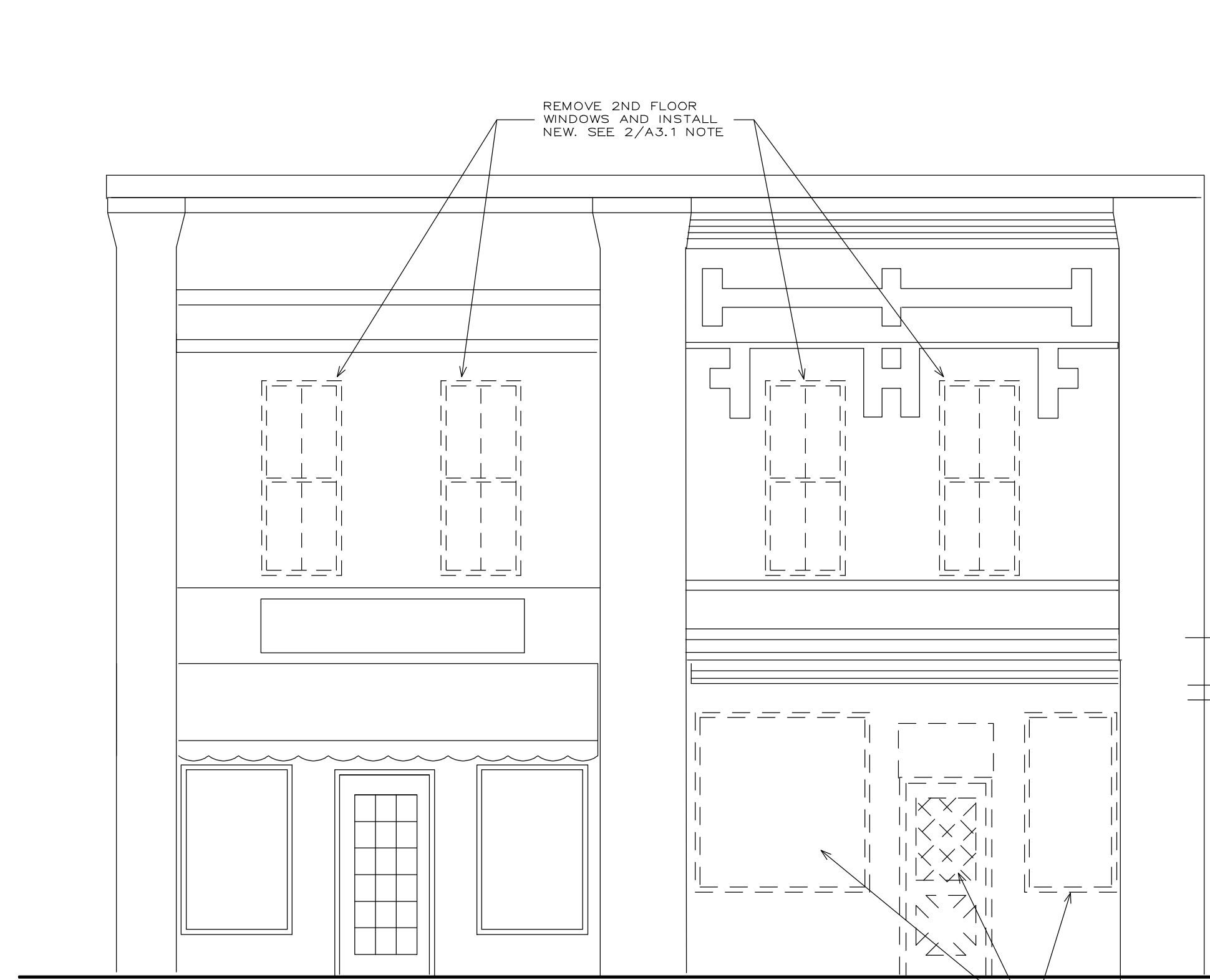
Oh, and the best part is the name of the soda fountain: The Jerks

I am working on a HPC submittal for the exterior changes of the building. It puts the building back to an historically accurate storefront from that era so I don't think there will be objections. What is there now was done in the 1980's and the building is definitely at least 100 years old.

I went to get a bank account opened for the new LLC for the business.. and they require a Occupancy Tax Certificate. It looks like to get a OTC, I need a CO. I can't get a CO until the renovations are complete sometime next summer. The bank was adamant it is absolutely a requirement to open an account. I am looking through the 10 page application packet from the city and much of it is concerned with the physical space the business will be operating in (which I don't even own yet). Is there a way to get a OTC for the new business so I can open a bank account?

Thanks!

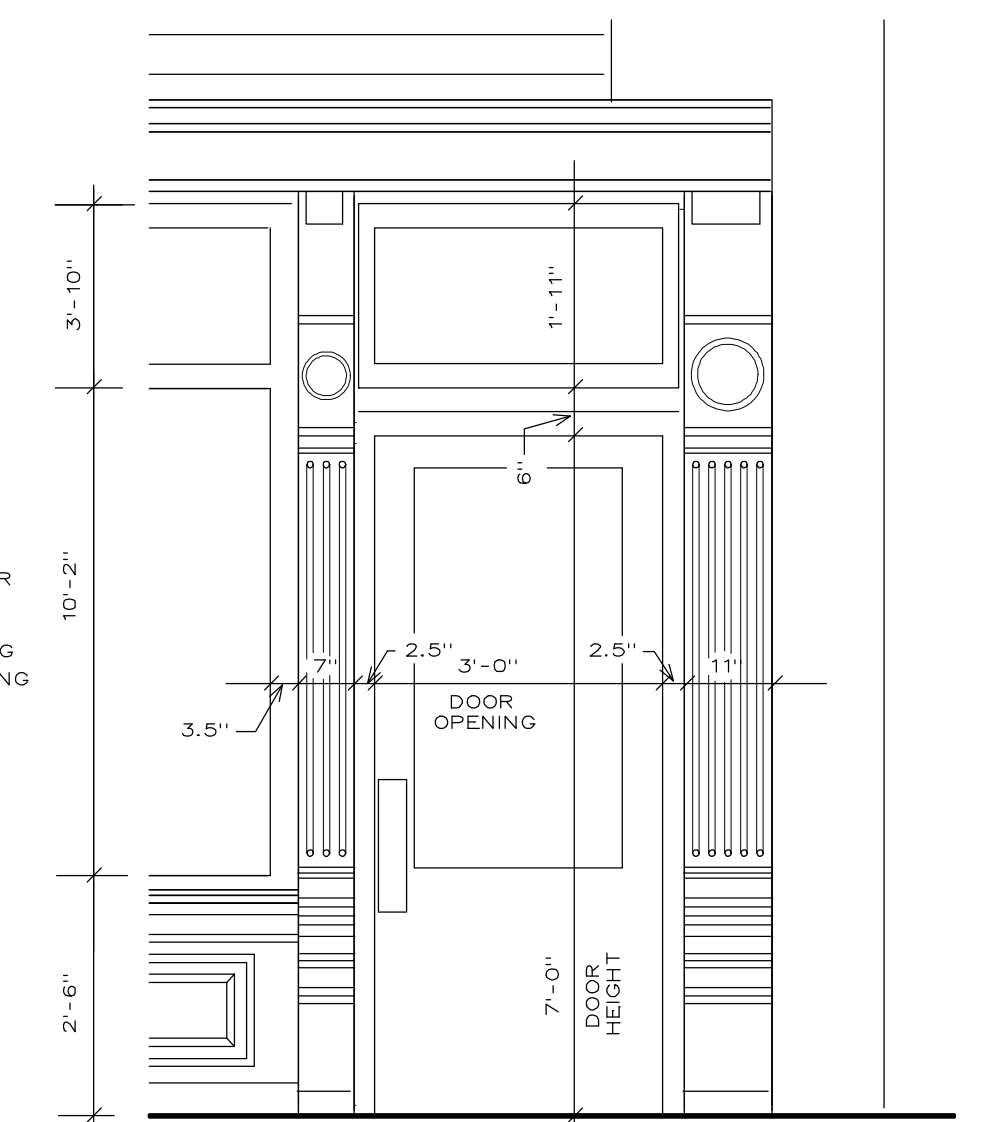
Justin Earl



EXISTING FRONT ELEVATION
1/4" = 1'-0" (A3.1)

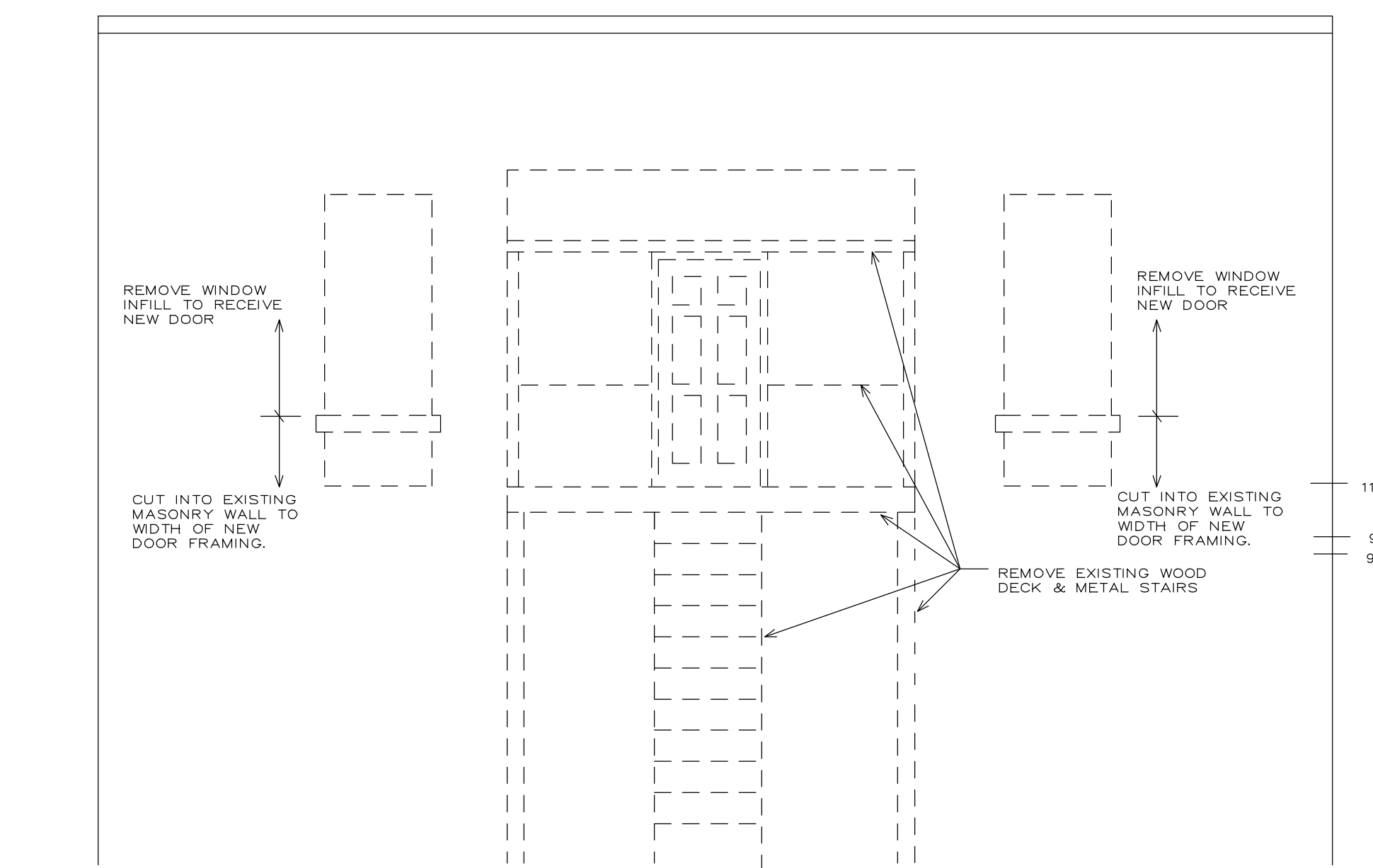


PROPOSED FRONT ELEVATION
1/4" = 1'-0" (A3.1)

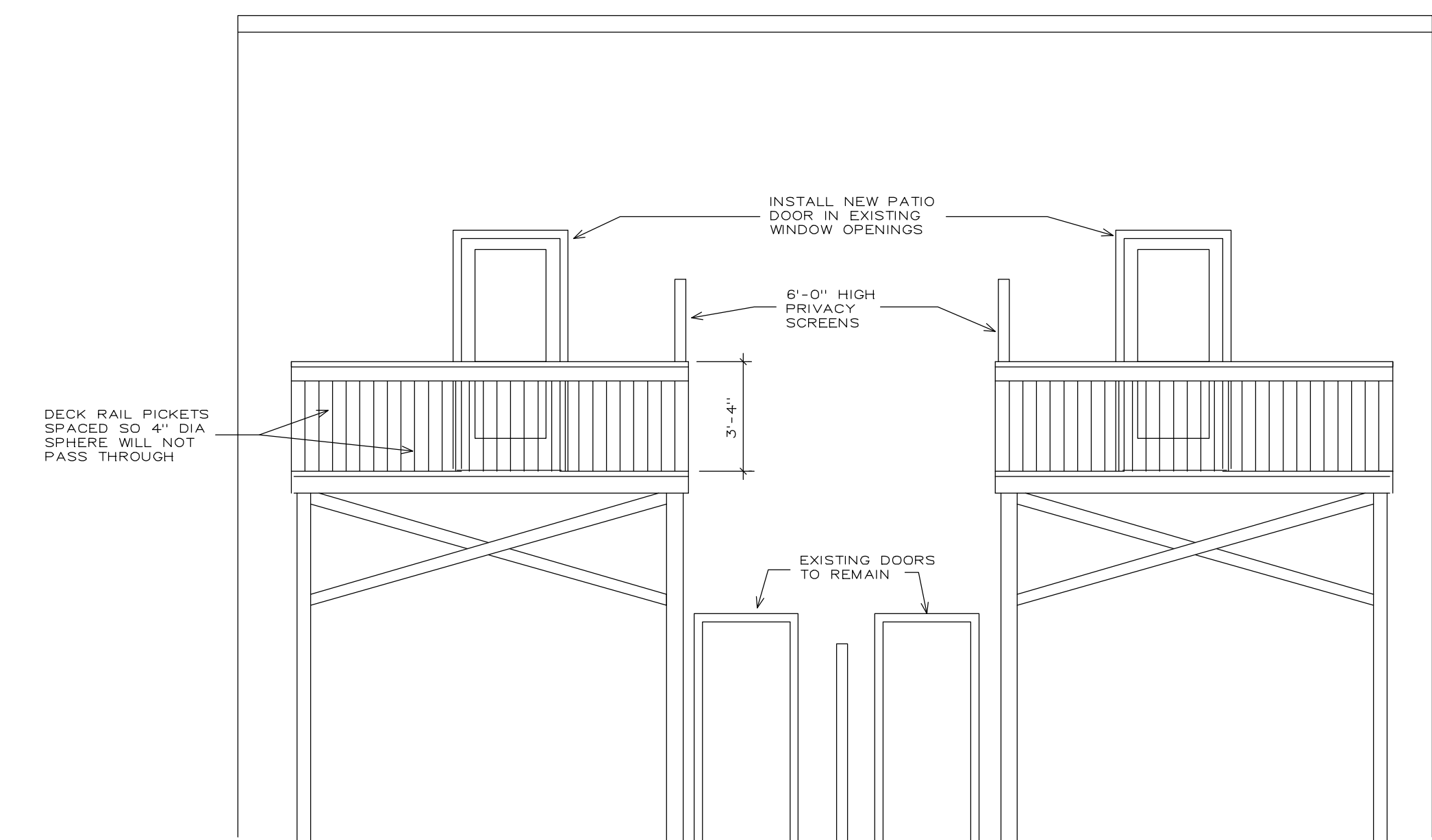


LARGE SCALE FRONT ELEVATION
1/2" = 1'-0" (A3.1)

NOTE:
ABOVE DRAWINGS CONTAIN APPROXIMATE DIMENSIONS & NOTES AS A GUIDE TO GENERAL CHARACTER OF THE RENOVATION WORK. OWNER/PROJECT MANAGER TO SELECT MATERIALS & DETAILS FROM SHOP DRAWINGS SUPPLIED BY SUBCONTRACTORS



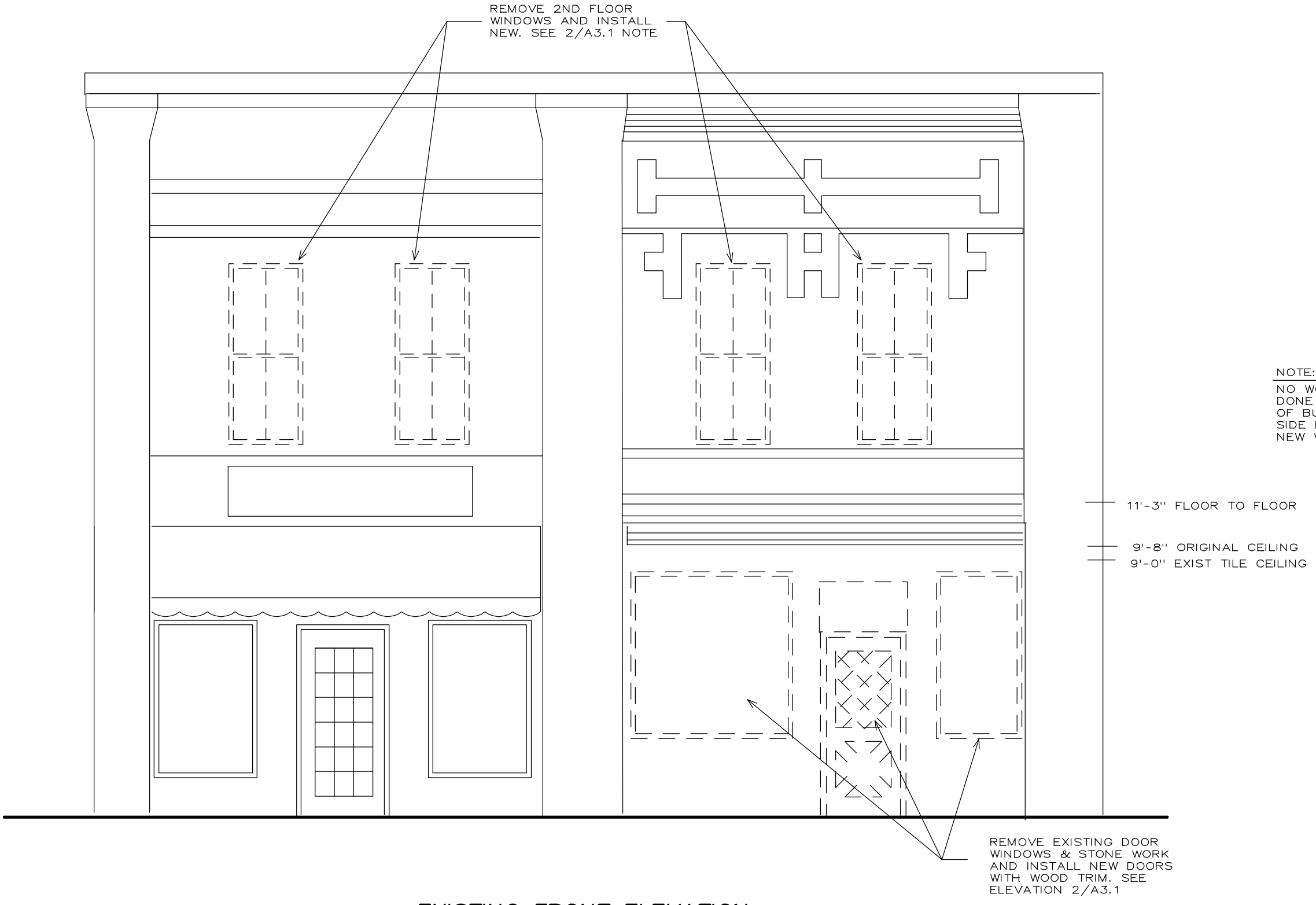
EXISTING REAR ELEVATION
1/4" = 1'-0" (A3.1)



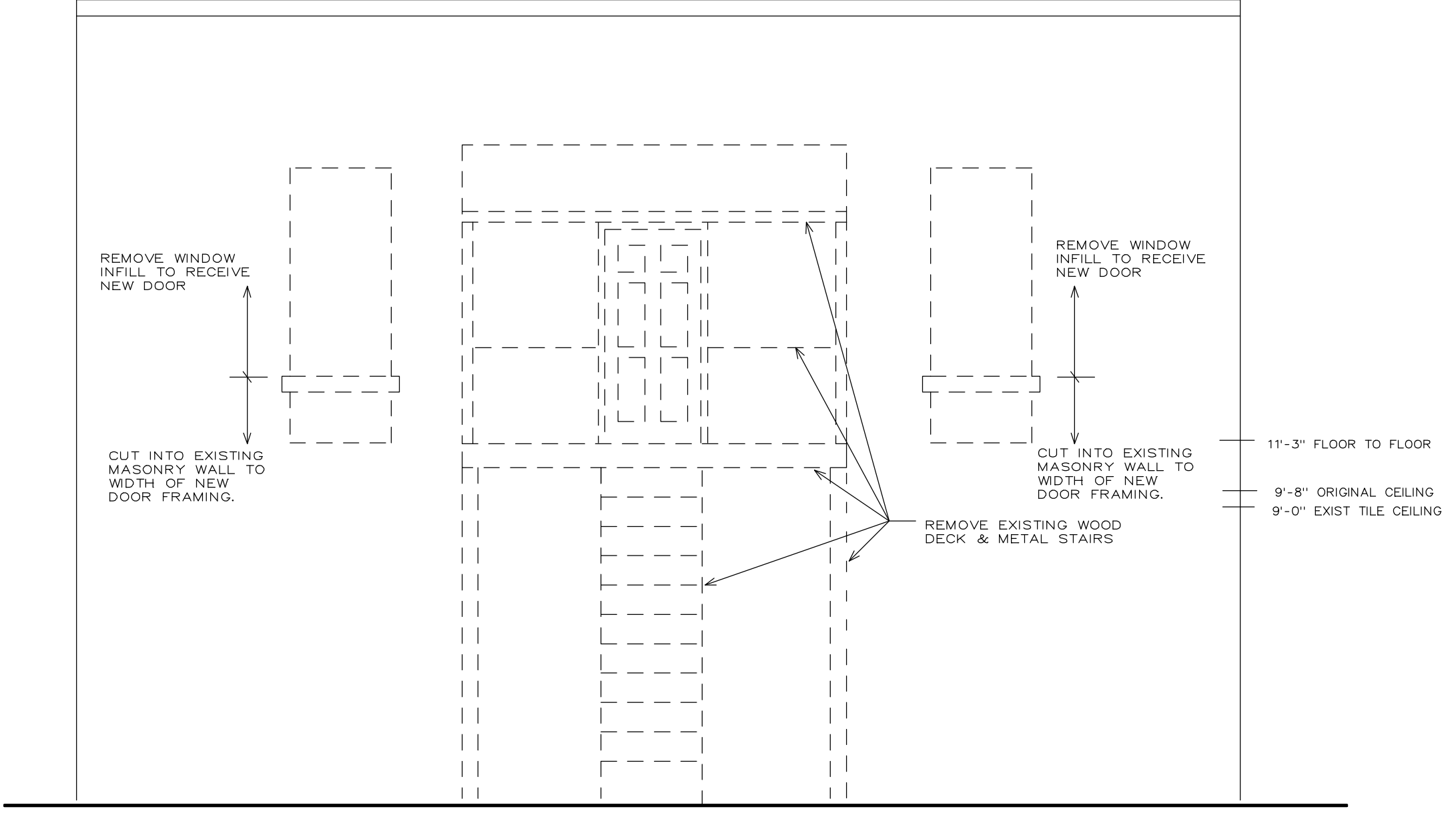
PROPOSED REAR ELEVATION
1/4" = 1'-0" (A3.1)

EDMONDSON BUILDING RENOVATIONS CARTERSVILLE, GA BUILDING ELEVATIONS	23105 A3.1 10/18/23
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**FINAL CHECK SET
NOT ISSUED FOR
CONSTRUCTION**



EXISTING FRONT ELEVATION 1
 1/4" = 1'-0" A3.1



EXISTING REAR ELEVATION 3
 1/4" = 1'-0" A3.1

EXISTING WINDOWS TO BE REPLACED W/ OPERABLE DOUBLE HUNG WINDOWS WITH MINIMUM CLEAR OPENING OF 5.7 SQ. FT. MIN WIDTH 20" MIN HEIGHT 24"

NOTE: NO WORK TO BE DONE ON EXTERIOR OF BUILDING THIS SIDE EXCEPT FOR NEW WINDOWS

REMOVE PAINT & OTHER MATERIAL FROM EXISTING BRICK SURFACE THIS AREA

WOOD FRAMES

11'-3" FLOOR TO FLOOR
9'-8" ORIGINAL CEILING
9'-0" EXIST TILE CEILING

DECORATIVE METAL PIECE SELECTED BY OWNER/PROJECT MANAGER SECURED TO NEW COLUMNS

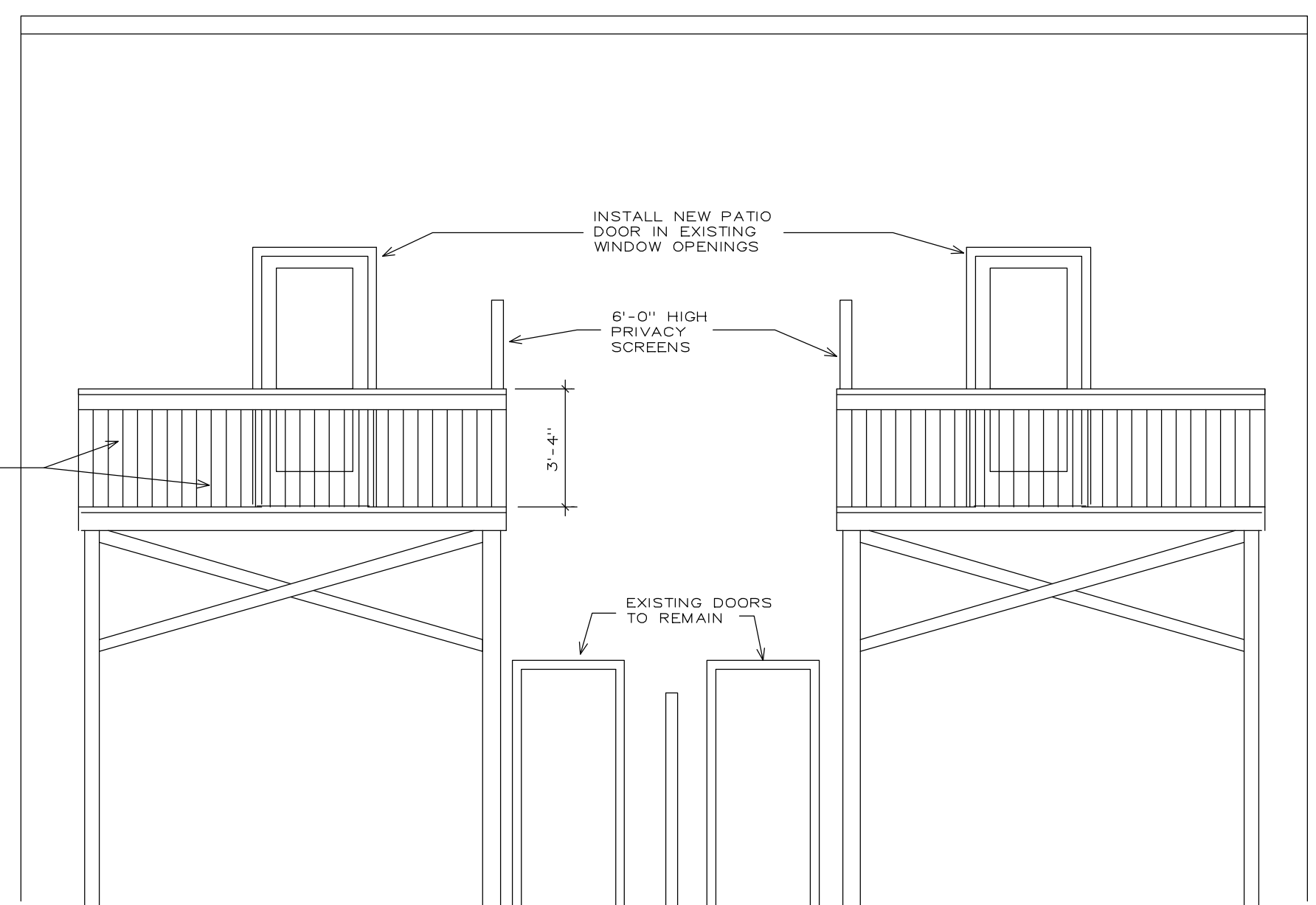
WOOD TRIM & WINDOW FRAME PER SHOP DWGS BY CONTRACTOR

NOTE: ABOVE DRAWINGS CONTAIN APPROXIMATE DIMENSIONS & NOTES AS A GUIDE TO GENERAL CHARACTER OF THE RENOVATION WORK. OWNER/PROJECT MANAGER TO SELECT MATERIALS & DETAILS FROM SHOP DRAWINGS SUPPLIED BY SUBCONTRACTORS

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

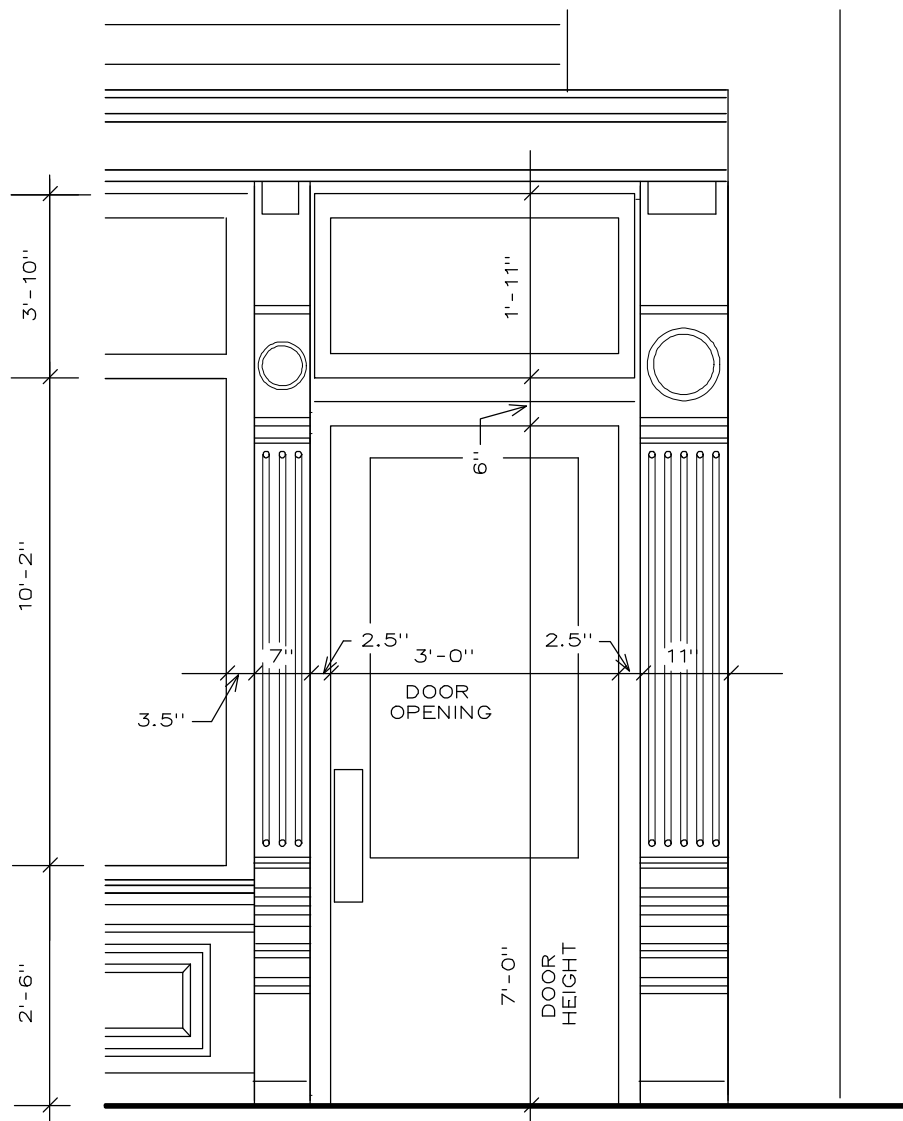
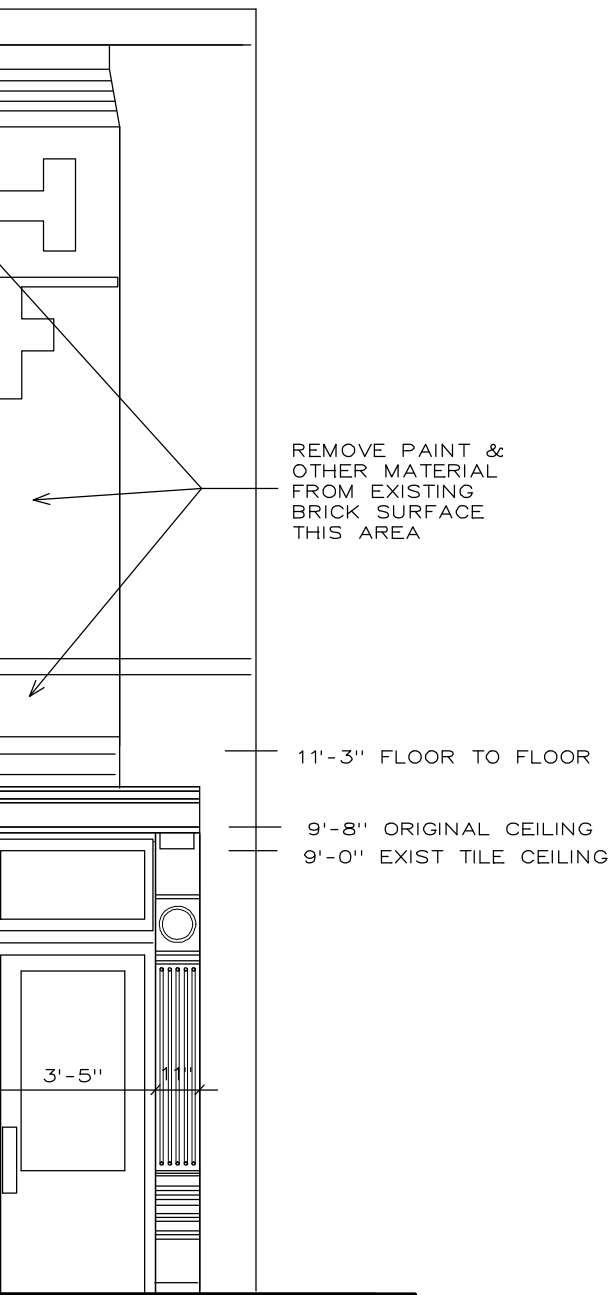
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A3.1



PROPOSED REAR ELEVATION

1/4" = 1'-0"

4
A3.1



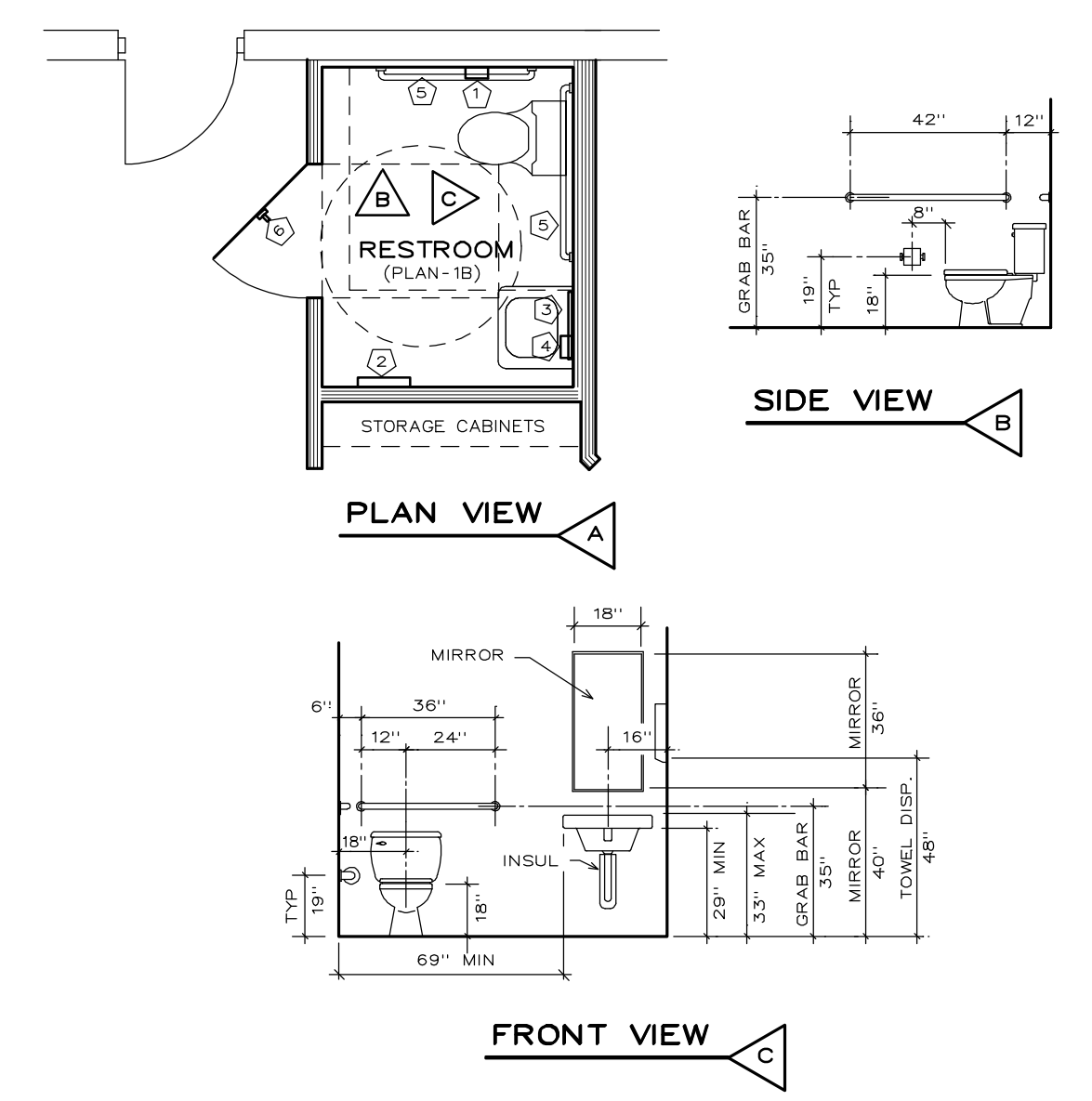
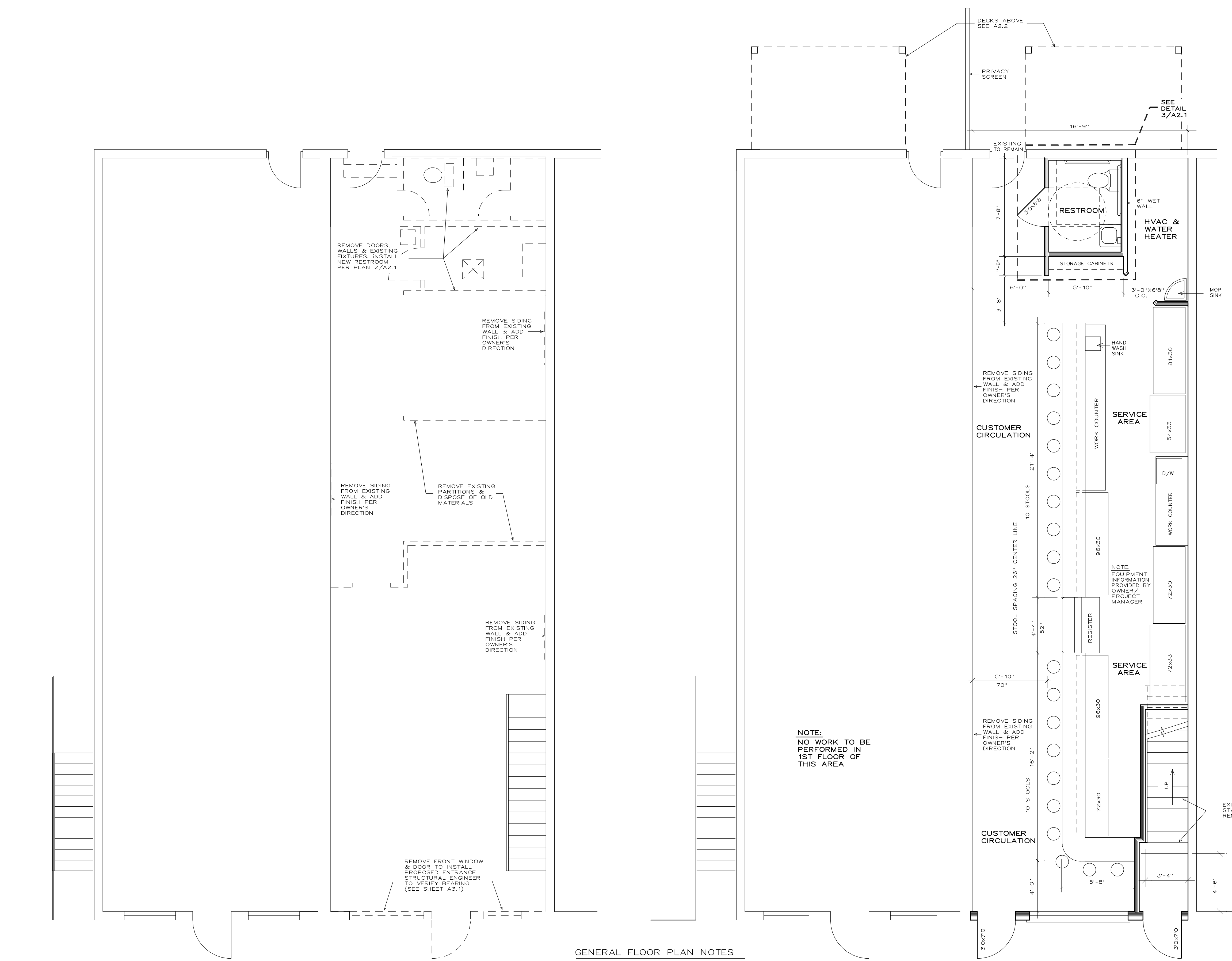
NOTE:
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LARGE SCALE FRONT ELEVATION

1/2" = 1'-0"

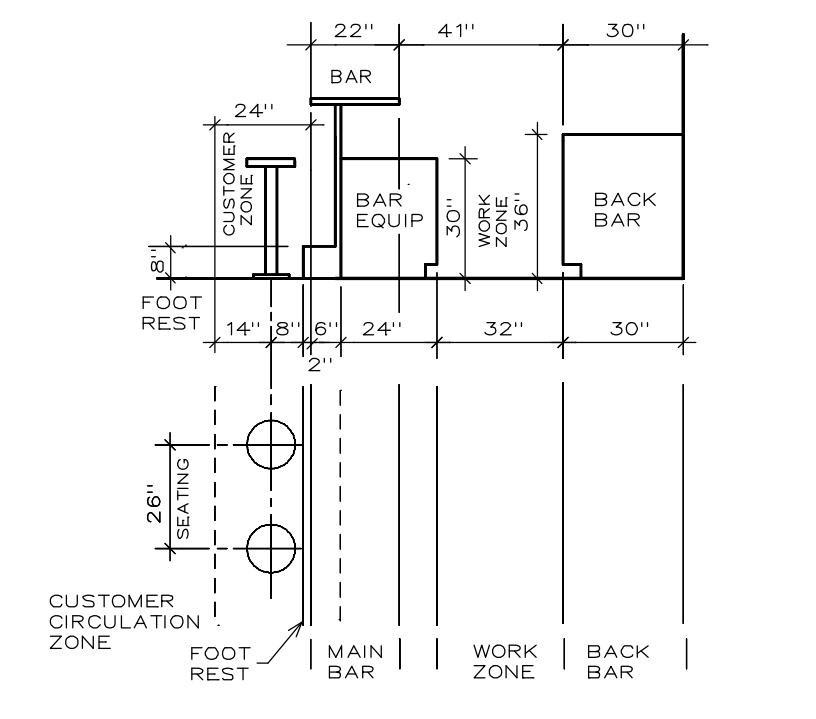
3
A3.1

EAST CHURCH STREET • CARTERSVILLE • GEORGIA • 30120 • (770) 386-2255



TYPICAL RESTROOM MOUNTING HEIGHTS
1/4" = 1'-0"

ACCESSORIES SCHEDULE		
SYMBOL	DESCRIPTION	MOUNTING HEIGHT A.F.F.
1	TOILET TISSUE DISPENSER	19" TO CENTER OF UNIT
2	PAPER TOWEL DISPENSER	48" TO DISPENSING POINT
3	FRAMED GLASS MIRROR	40" TO BOTTOM OF FRAME
4	SOAP DISPENSER	42" TO DISPENSING POINT
5	GRAB BAR	33" TO CENTERLINE
6	CLOTHES/TOWEL HOOK	60" TO CONTROL POINT



COUNTER & CABINET SECTION
1/4" = 1'-0"

NOTE:
THIS GUIDELINE DRAWING SET REPRESENTS GENERAL INFORMATION TO BE USED BY THE OWNER/PROJECT MANAGER TO REVIVATE AN EXISTING BUILDING AND INSTALL A SODA SHOP ON THE 1ST FLOOR AND THREE APARTMENTS ON THE SECOND FLOOR. APARTMENTS TO BE ADDED INCLUDE ONE EFFICIENCY, ONE 1 BEDROOM AND ONE 2 BEDROOM UNIT. ADDITIONAL INFORMATION TO BE PROVIDED BY OWNER/PROJECT MANAGER.

ALL DESIGN WORK RELATED TO CIVIL/SITE ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, STORM WATER MANAGEMENT, EROSION CONTROL AND ALL OTHER ASPECTS OF THE PROJECT NOT SHOWN ON THESE GUIDELINE DRAWINGS SHALL BE PROVIDED BY THE OWNER AND PROJECT MANAGER. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THESE DISCIPLINES OR THE DESIGN AND/OR CONSTRUCTION PERFORMED. THESE DISCIPLINES ARE NOT COVERED IN ANY WAY UNDER THE ATTACHED PROFESSIONAL SEAL.

THE ARCHITECT IS NOT PROVIDING ANY SERVICE TO THE OWNER/PROJECT MANAGER DURING THE BIDDING OR CONSTRUCTION PHASE OF THE PROJECT AND THE OWNER/PROJECT MANAGER ACCEPTS ALL RESPONSIBILITY AND LIABILITY FOR WORK PERFORMED IN THESE AREAS.

GENERAL FLOOR PLAN NOTES

- BEFORE COMMENCING ANY WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- INTERIOR WALL DIMENSIONS TO FACE OF WALLBOARD & EXTERIOR WALL DIMENSIONS FROM INSIDE FACE OF EXISTING CONCRETE BLOCK WALLS.
- OFFICE COUNTERS & COOLERS TO BE SELECTED BY OWNER/DEVELOPER. MODIFY DIMENSIONS SHOWN TO ACCOMMODATE EQUIPMENT AS REQUIRED.

1ST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

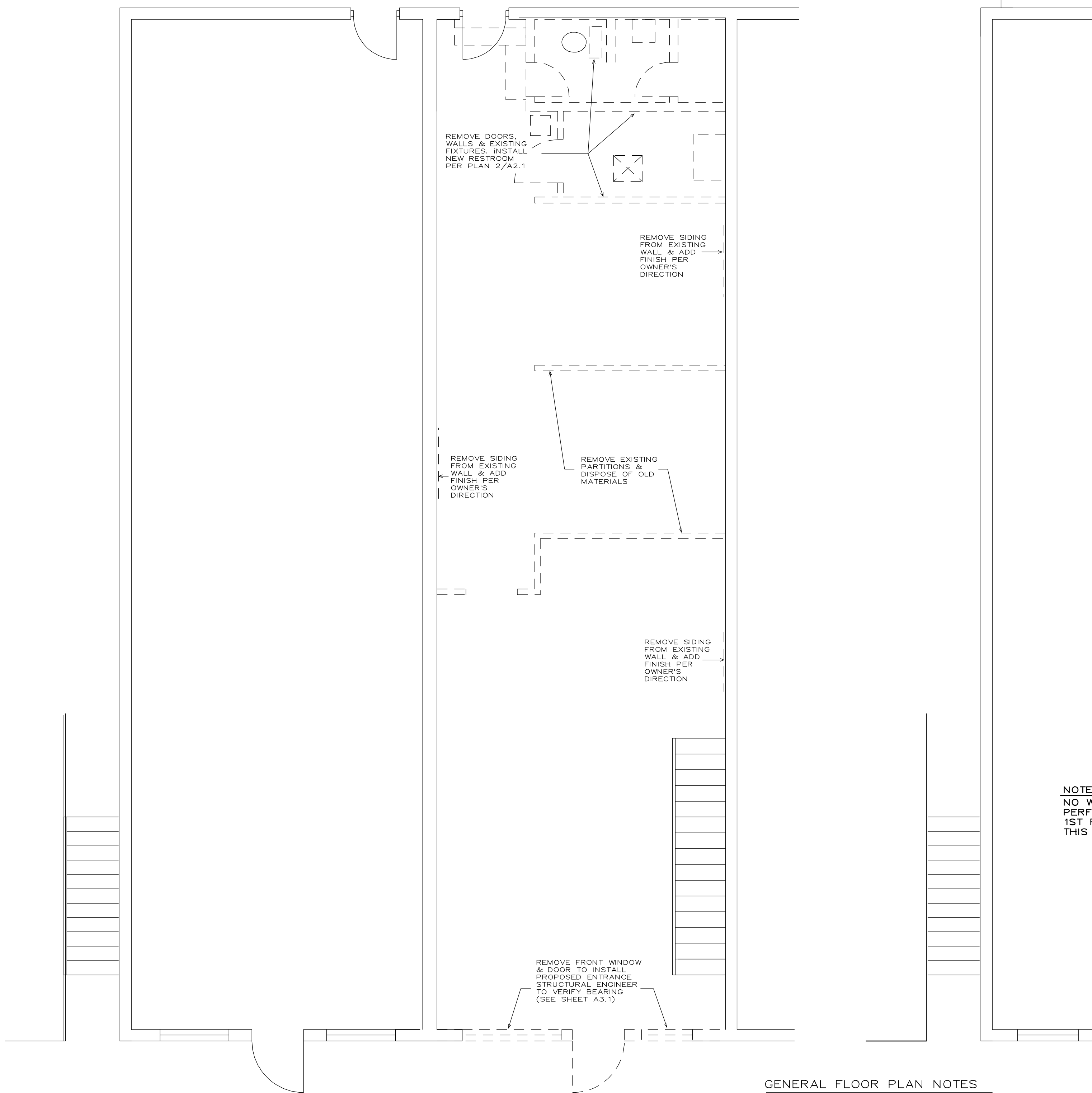
1ST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

WALLS LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS/ELEMENTS TO BE ADDED (TYPICAL 1/2" GYPSUM BOARD EACH SIDE OF 4" WOOD STUDS SPACED 16" ON CENTER)

EDMONDSON BUILDING RENOVATIONS CARTERSVILLE, GA	23105 A2.1 10/18/23
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**FINAL CHECK SET
NOT ISSUED FOR
CONSTRUCTION**

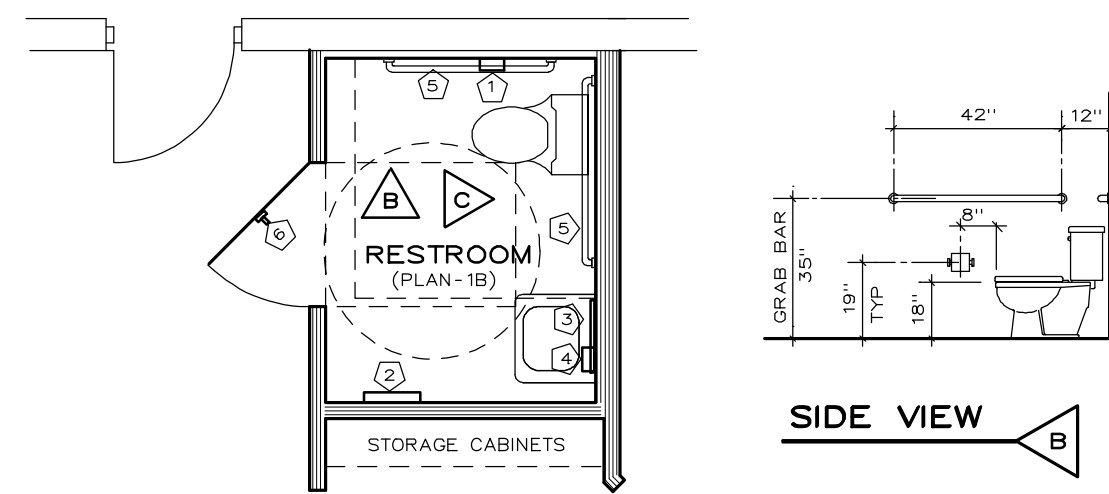
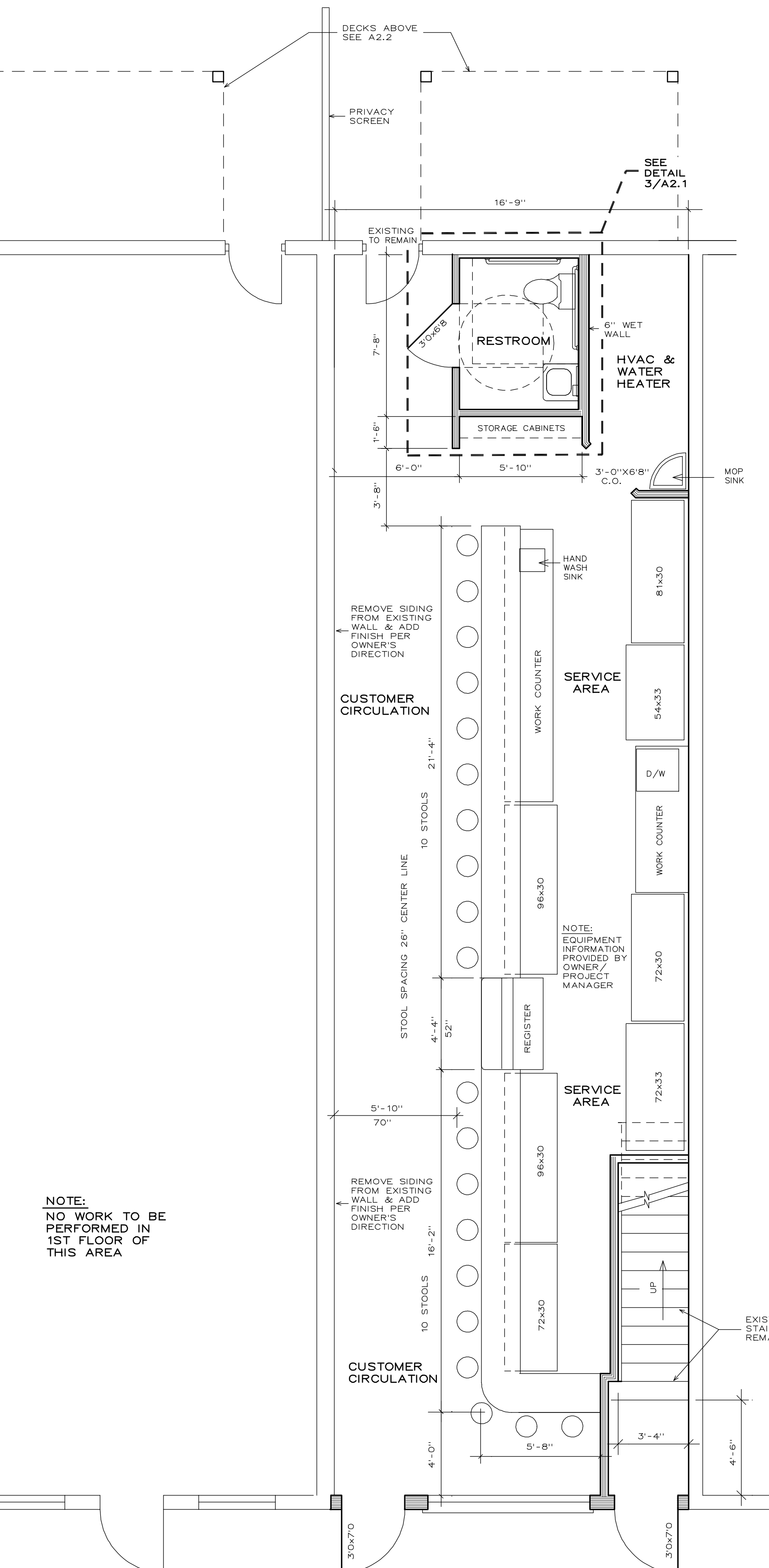


NOTE:
NO WORK
PERFORMED
ON THIS
FLOOR

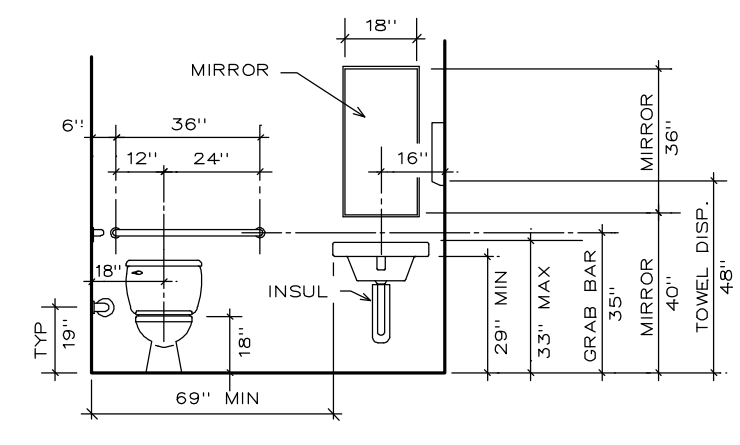
1ST FLOOR DEMOLITION PLAN
 1/4" = 1'-0" 1
A2.1

GENERAL FLOOR PLAN NOTES

- 1 BEFORE COMMENCING ANY WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- 2 INTERIOR WALL DIMENSIONS TO FACE OF WALLBOARD & EXTERIOR WALL DIMENSIONS FROM INSIDE FACE OF EXISTING CONCRETE BLOCK WALLS.
- 3 OFFICE COUNTERS & COOLERS TO BE SELECTED BY OWNER/DEVELOPER. MODIFY DIMENSIONS SHOWN TO ACCOMMODATE EQUIPMENT AS REQUIRED.



PLAN VIEW A



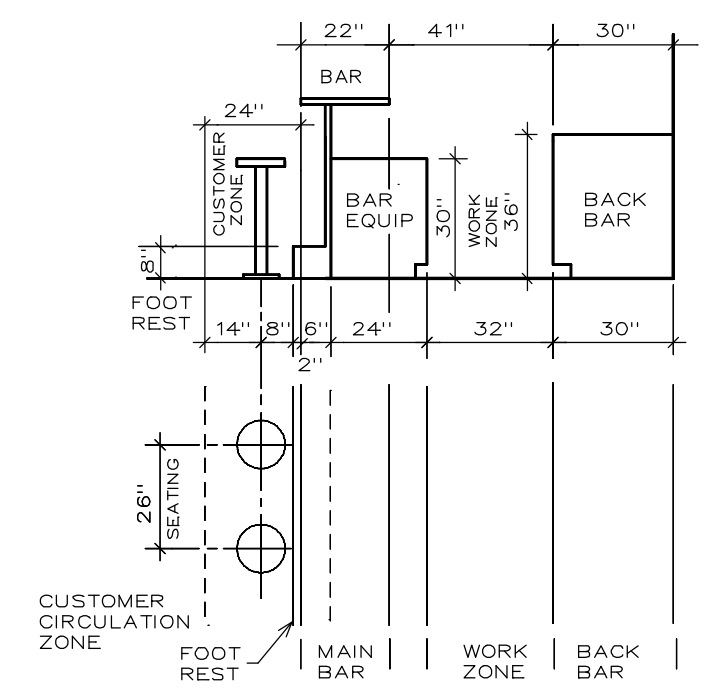
FRONT VIEW C

TYPICAL RESTROOM MOUNTING HEIGHTS

1/4" = 1'-0"

3
A2.1

ACCESSORIES SCHEDULE		
SYMBOL	DESCRIPTION	MOUNTING HEIGHT A.F.F.
1	TOILET TISSUE DISPENSER	19" TO CENTER OF UNIT
2	PAPER TOWEL DISPENSER	48" TO DISPENSING POINT
3	FRAMED GLASS MIRROR	40" TO BOTTOM OF FRAME
4	SOAP DISPENSER	42" TO DISPENSING POINT
5	GRAB BAR	33" TO CENTERLINE
6	CLOTHES/TOWEL HOOK	60" TO CONTROL POINT



COUNTER & CABINET SECTION

1/4" = 1'-0"

4
A2.1

NOTE:

THIS GUIDELINE DRAWING SET REPRESENTS GENERAL INFORMATION TO BE USED BY THE OWNER/PROJECT MANAGER TO RENOVATE AN EXISTING BUILDING AND INSTALL A SODA SHOP ON THE 1ST FLOOR AND THREE APARTMENTS ON THE SECOND FLOOR. APARTMENTS TO BE ADDED INCLUDE ONE EFFICIENCY, ONE 1 BEDROOM AND ONE 2 BEDROOM UNIT. ADDITIONAL INFORMATION TO BE PROVIDED BY OWNER/PROJECT MANAGER.

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1ST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

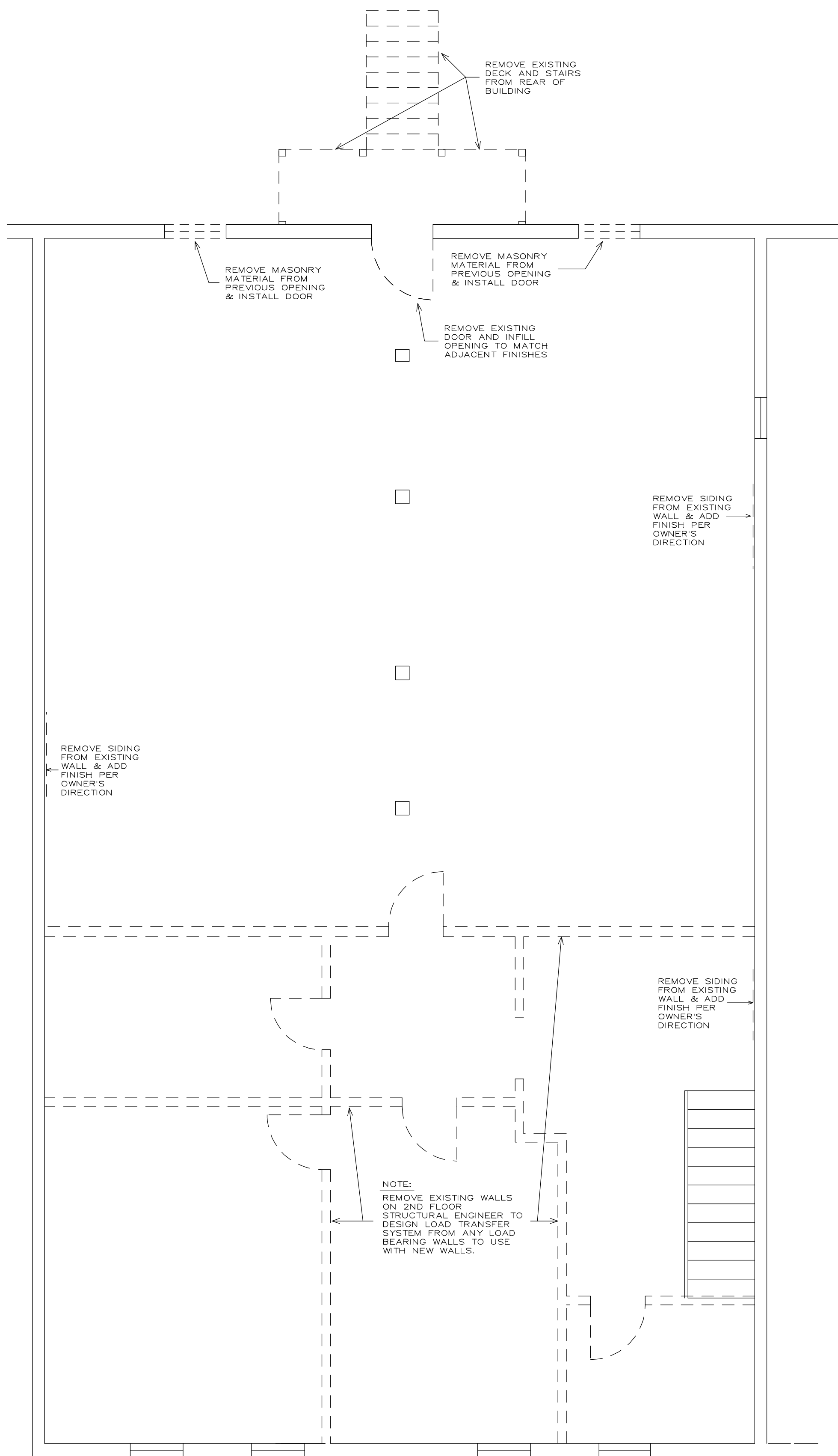
1
A2.1

WALLS LEGEND

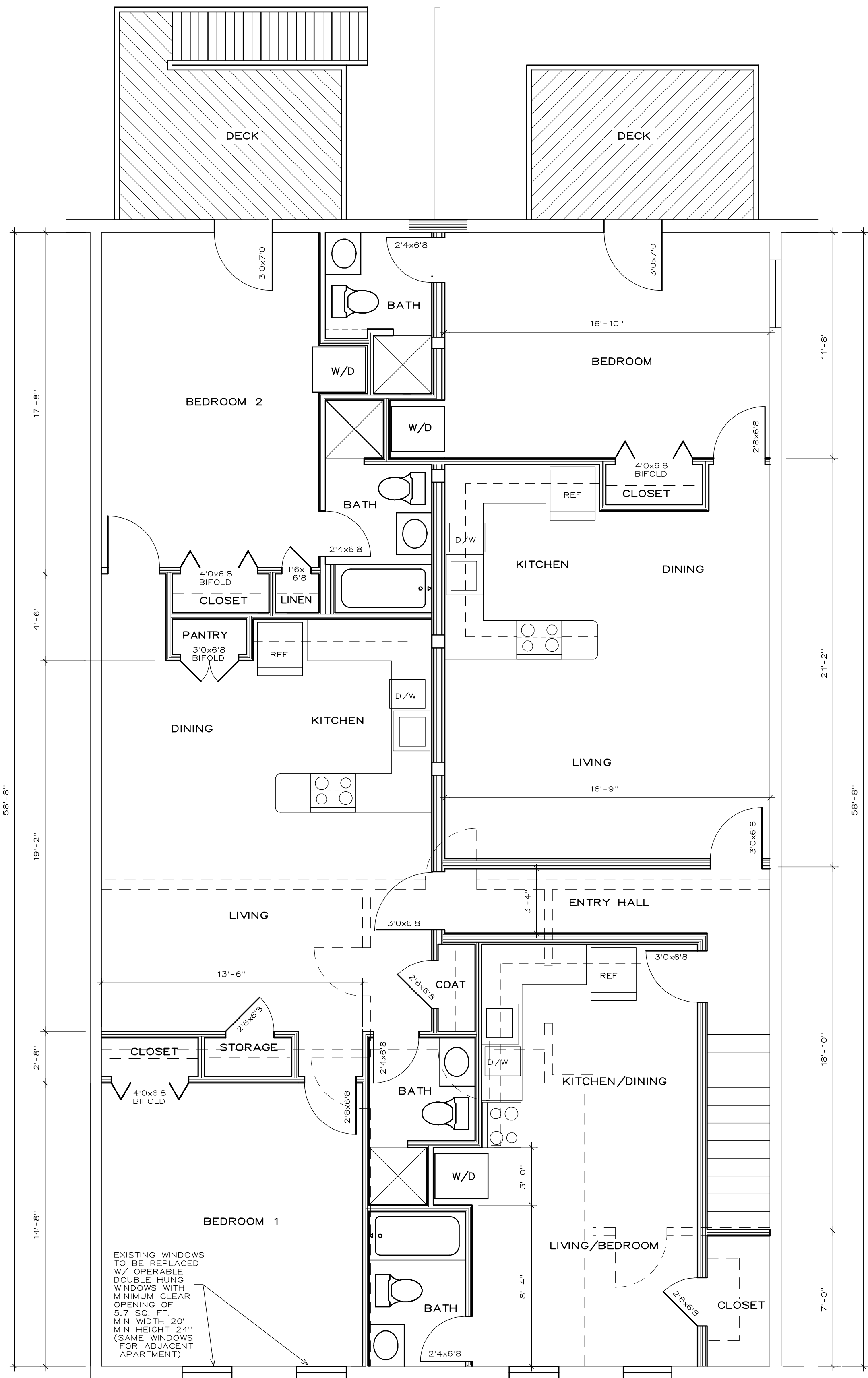
- EXISTING WALLS TO REMAIN
- - - EXISTING WALLS TO BE REMOVED
- ≡ NEW WALLS/ELEMENTS TO BE ADDED (TYPICAL 1/2" GYPSUM BOARD EACH SIDE OF 4" WOOD STUDS SPACED 16" ON CENTER)

EDMONDSON BUILDING RENOVATIONS CARTERSVILLE, GA	23105 A2.1
FLOOR PLANS & DEALS	10/18/23

**FINAL CHECK SET
NOT ISSUED FOR
CONSTRUCTION**



2ND FLOOR DEMOLITION PLAN
1/4" = 1'-0" (A2.2)



UNIT AREAS

EFFICIENCY	310 SQ FT
2 BEDROOM	842 SQ FT
3 BEDROOM	998 SQ FT
TOTAL FIN	2,150 SQ FT

2ND FLOOR NOTATIONS PLAN
1/4" = 1'-0" (A2.2)

WALLS LEGEND

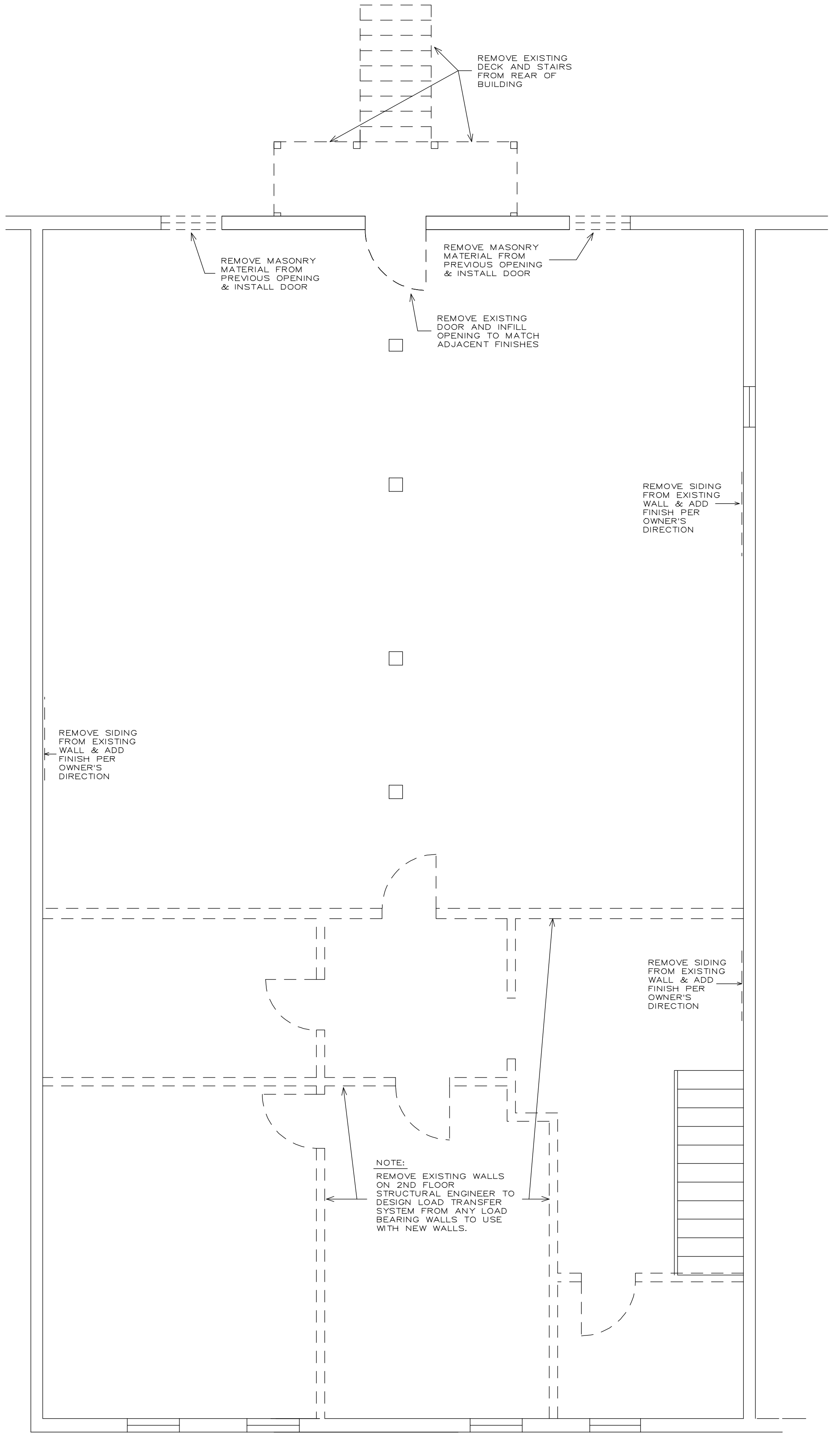
(Solid line)	EXISTING WALLS TO REMAIN
(Dashed line)	EXISTING WALLS TO BE REMOVED
(Thick solid line)	NEW WALLS/ELEMENTS TO BE ADDED (TYPICAL 1/2" GYPSUM BOARD EACH SIDE OF 4" WOOD STUDS SPACED 16" ON CENTER)

- GENERAL FLOOR PLAN NOTES**
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EDMONDSON BUILDING RENOVATIONS CARTERSVILLE, GA 2ND FLOOR PLAN & DETAILS	23105 A2.2 10/18/23
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**FINAL CHECK SET
NOT ISSUED FOR
CONSTRUCTION**

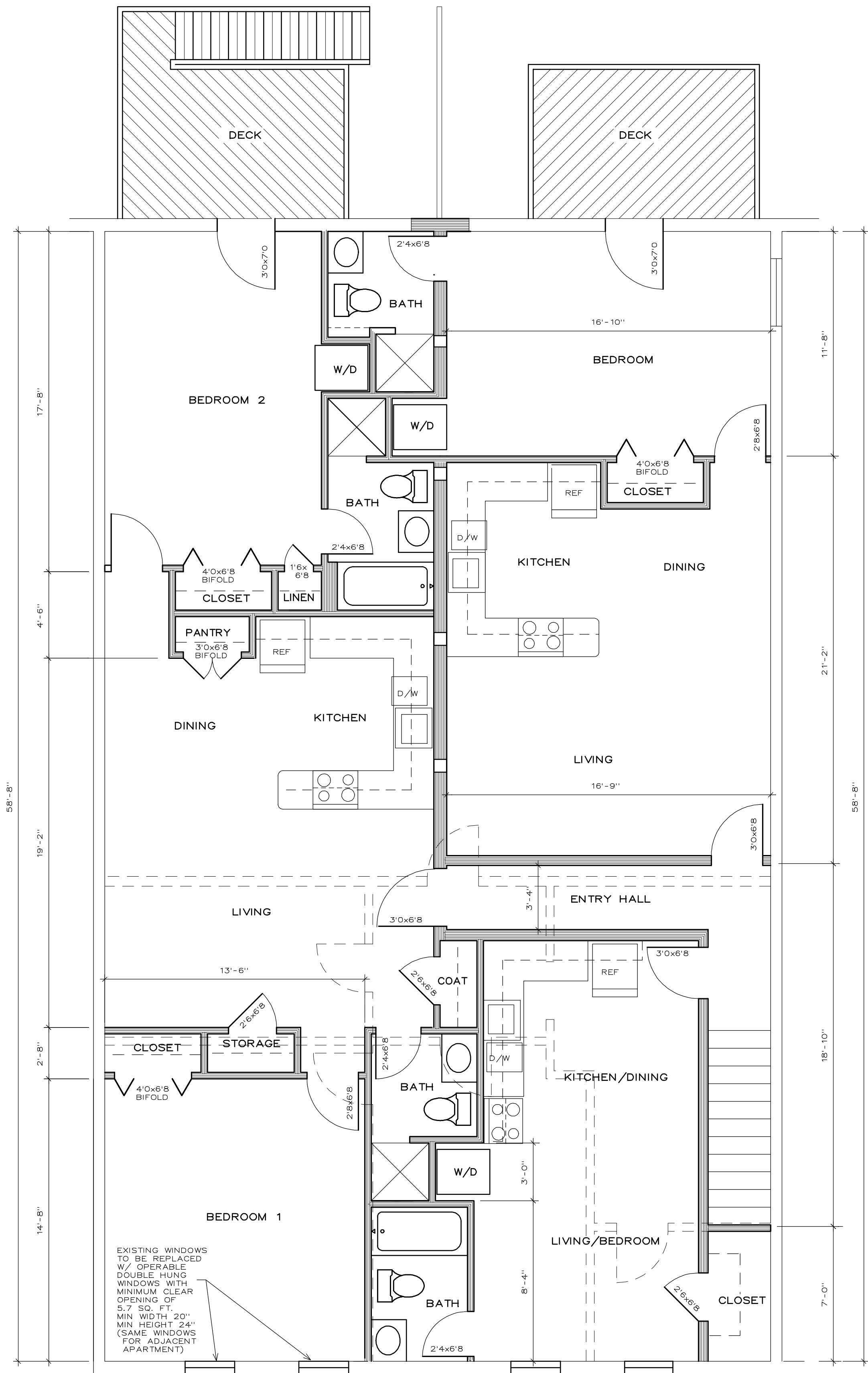


2ND FLOOR DEMOLITION PLAN

1/4" = 1'-0"

1
A2.2





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EFFICIENCY	310 SQ FT
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TOTAL FIN	2,150 SQ FT

2ND FLOOR NOTATIONS PLAN
 1/4" = 1'-0"

1
A2.2

WALLS LEGEND

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- - - EXISTING WALLS TO BE REMOVED
- === NEW WALLS/ELEMENTS TO BE ADDED (TYPICAL 1/2" GYPSUM BOARD EACH SIDE OF 4" WOOD STUDS SPACED 16" ON CENTER)

NOTE:
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GENERAL FLOOR PLAN NOTES

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EDMONDSON BUILDING	23105
RENOVATIONS	A2.2
CARTERSVILLE, GA	
2ND FLOOR PLAN & DETAILS	10/18/23

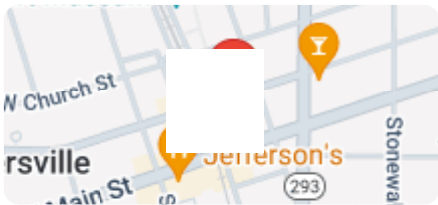
**FINAL CHECK SET
NOT ISSUED FOR
CONSTRUCTION**

MAIN
REMOVED
TO BE ADDED
M BOARD EACH
UDS SPACED

Cartersville, Georgia
Google Street View
Oct 2023 See latest date



Image capture: Oct 2023 © 2024 Google









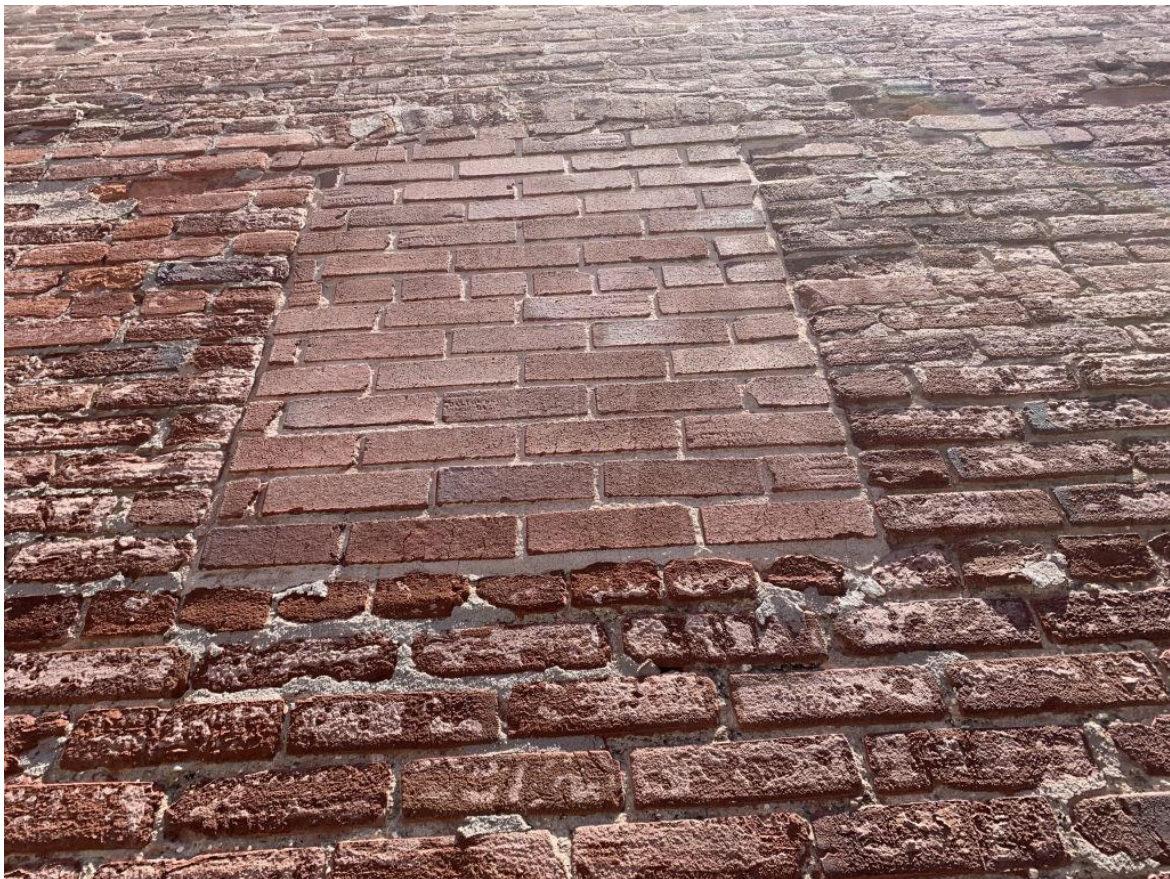










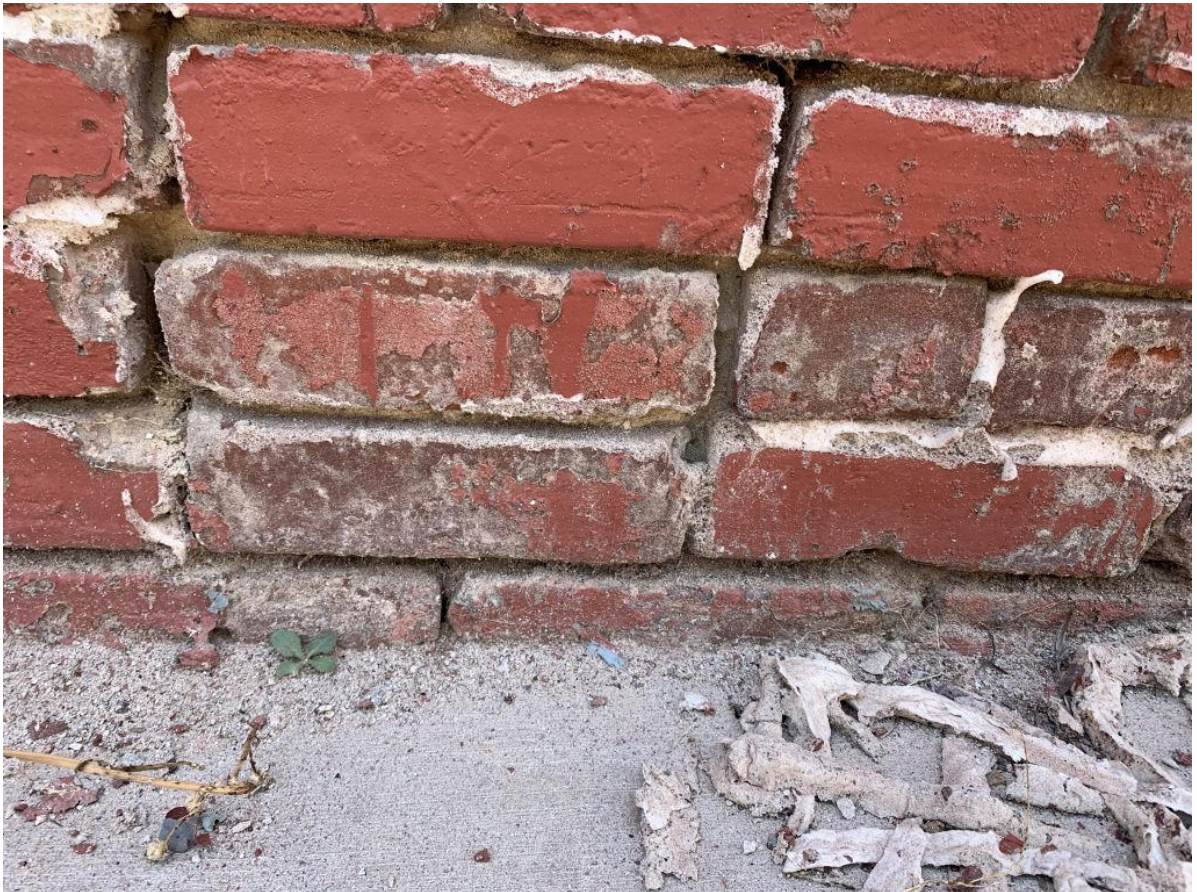








Glass beads





HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	January 16, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-03. 530 W Main St. Applicant: Brad & Lizzi Galland
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant proposes to construct a new detached garage in the rear yard.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-03

HPC Meeting – 1/16/24

Application Information

Address: 530 W Main St
 Applicant: Brad and Lizzie Galland
 Historic District: Granger Hill
 Zoning: R-20
 Setbacks: Front= 20ft. Rear= 20ft. Side=10ft. Accessory Str: Side yard only. Variance required.

Brief Description: Construct new carport to rear of home, but in front yard of Knight St.

Applicable Guidelines to Consider- Sec. 9.25- 56

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

Project Tasks:

1. Replace wood exterior with cedar planks.
2. Add cedar planks over stucco columns (sides)
3. Replace aluminum gutters with 6" copper gutters (Similar dim. to existing size).
4. Replace tiles on ground at door with cement board wood planks.
5. Replace existing fabric awning with new fabric awning (maintenance)
6. Paint aluminum window frame (maintenance).

Staff Comments:

History of the Property- Bartow County Tax assessor's records state the house was built in 1941. No GHRS exist.

COP18-20. Extensive Side and Rear additions. Approved 10-16-18.

COP20-17. Add gutters, downspouts, and window boxes. Approved. 7/21/2020.

Analysis of the COP:

Currently, there is no covered parking for the property. The applicant is proposing a new carport structure to rear of the house. Due to having multiple street frontages, a variance will also be required due to the carport planned in the front yard abutting Knights St.

Chapter 26, zoning, Sec. 4.9

Accessory uses, buildings, or structures on residential lots shall be located within a rear yard only and be a minimum of five (5) feet from all property lines which do not abut a street right-of-way. A detached garage or carport may be allowed in a side yard of a residential lot and, if so placed, shall comply with the side yard setback requirements of the district. In the case of a residential corner lot, in which a lot abuts or adjoins the intersection of two (2) or more streets other than an alley, an accessory structure may be allowed in a side yard and, if so placed, shall comply with the side yard setback requirements of the district.

For the HPC review:

The structure is 25ft x 35ft. with heavy post and beams supporting the structure. Masonry columns will be added to the base of posts. The roof will be a metal roof with a 4:12 pitch.

The pad will be concrete.

A retaining wall will be required to address grade changes on one side of the structure.

The storage room walls appear to be board and batten siding per the elevations.

Commissioners Work Sheet**Materials:**

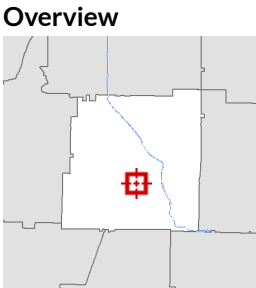
	Existing Materials	Materials to be Used
Roof		Metal
Siding		Wood/ Hardy, board and batt
Windows		
Doors		
Exterior Lighting		
Foundation		Concrete slab
Awning		
Entrance		
Gutters		
Ornamentation		Wood posts and trusses

Hardscaping

Patio:
 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.



Legend
 □ Parcels
 — Roads

Parcel ID	C014-0010-016	Alternate ID	33696	Owner Address	GALLAND BRADFORD P & ELIZABETH H
Sec/Twp/Rng	n/a	Class	Residential		530 W MAIN STREET
Property Address	530 W MAIN ST	Acreage	1.58		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 485 D4				

(Note: Not to be used on legal documents)

Date created: 12/21/2023
 Last Data Uploaded: 12/20/2023 9:08:44 PM

Developed by Schneider
 GEOSPATIAL



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: BRAD & LIZZI CAUAND

Project Address: 530 W. MAIN ST, CIVILIA

Mailing Address (if different than project address):

Phone: 770 634 4765

Email: BRADCAUAND@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.

P
R
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J
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C
T

Existing Building Type:

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

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

CARPORT ADDITION

I
N
F
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M
A
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I
O
N

Type of Project (check all that apply):

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

Start Date: FEB 7, 2024

Anticipated Completion: APRIL 1, 2024

Contractor/Consultant/Architect: TYSON SWIFT

Office Use Only	
Case Number	COP24-03
Date Received	12-21-23
Contributing	Y. c1941
Zoning	R-20
Legal Advertisement	1-9-24
Notified Adjacent	
HPC Hearing	1-16-24
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	C014-0010-016

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 12/20/23

Signature [Signature]

APPLICATION CHECKLIST

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

New Buildings and New Additions

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

Major Restoration, Rehabilitation, or Remodeling

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

Minor Exterior Changes

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

Site Changes – Parking areas, Drives, Walks

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

Site Changes – Fences, Walls, Systems

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

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

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

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

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

PROJECT DESCRIPTION

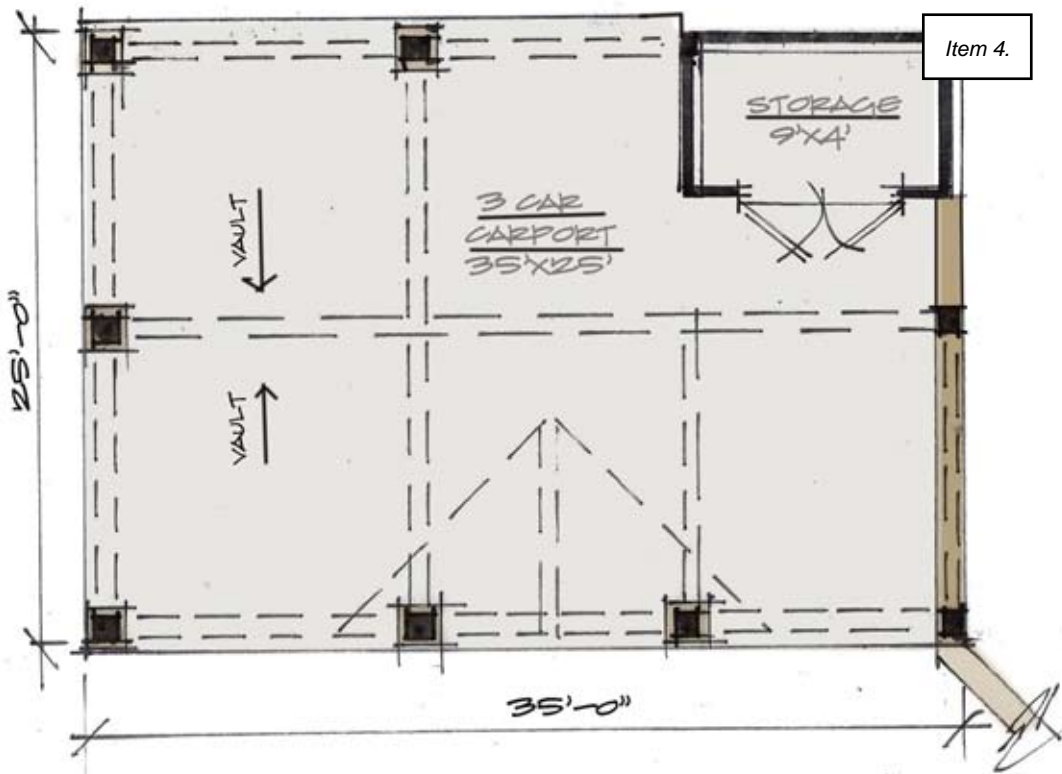
Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

WE INTEND TO BUILD A CARPORT
(DETACHED) BEHIND OUR HOUSE.
WE ALSO PLAN TO PAVE THE PARKING
AREA WITH CONCRETE (CURRENTLY
GRAVEL). THE MATERIAL WILL BE
TIMBER SIMILAR TO REAR OF HOUSE
WITH MINIMAL AMOUNT OF BRICK/BATTEN
TO MATCH HOUSE. A RETAINING WALL
WILL BE BUILT TO SUPPORT EXISTING
GRADE CHANGES.

PRECEDENCE OF DECISIONS

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

Item 4.



DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
ESTABLISHED 1996

CARPORT FLOOR PLAN #2

CALLAND RESIDENCE - CARTERSVILLE
MAIN STREET DESIGNS, INC. 11/16, TRU
678-697-4458



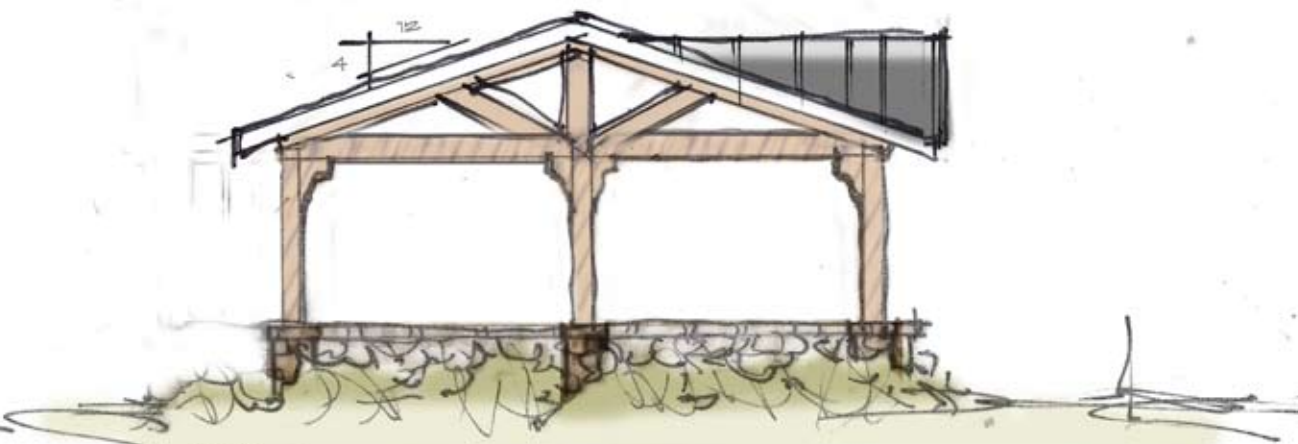
DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
ESTABLISHED 1996

CARPORT FRONT ELEVATION #2

GALLAND RESIDENCE
MAIN STREET DESIGNS, INC.
678-697-4458

CARTERSVILLE, GA.
11/16/23
TDJ

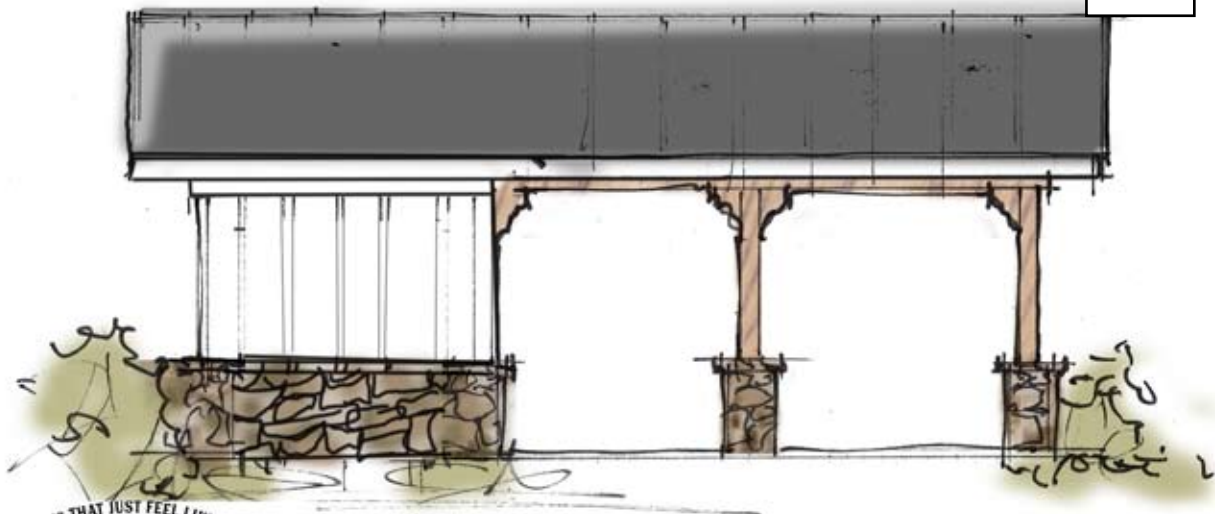
Item 4.



DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
ESTABLISHED 1996.

CARPORT - LEFT ELEVATION #2
CALLAND RESIDENCE
MAIN STREET DESIGNS, INC.
678-697-4458
CARTERSVILLE, GA.
11/16/23
TDJ

Item 4.



DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
ESTABLISHED 1996

CARPORT REAR ELEVATION #2
CALLAND RESIDENCE CARTERSVILLE, GA
MAIN STREET DESIGNS, INC. 11/16/23
678-697-4458 TDJ



DESIGNS THAT JUST FEEL LIKE HOME.
MAIN STREET
Designs
ESTABLISHED 1996.

CARPORT RIGHT ELEVATION #12

GALLAND RESIDENCE - CARTERSVILLE, GA.
MAIN STREET DESIGNS, INC. 7/16/23
678-69-4458 TDJ







HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	January 16, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-04. 120 S. Gilmer St. Applicant: Hudson & Co, JB Hudson.
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant proposes a new 900sf commercial building
LEGAL:	N/A



**City of Cartersville Historic Preservation Commission
COP Application Staff Report**

Case: COP 24-04

HPC Meeting – 1-16-24

Application Information

Address: 120 S. Gilmer Street
 Applicant: Hudson & Co.Inc. Rep, JB Hudson
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= oft. Rear= oft. Side=oft.

Brief Description: Construction of new building for retail

Applicable Guidelines to Consider- Ord. Sec. 9.25- 52

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

Project Tasks:

1. New Construction of Spec Building
 - A. Construct 900sf building.
 - B. Patio area to have brick garden walls.
 - C. Building walls to brick.
 - D. Flat roof with parapet wall to hide mechanical equipment.
 - E. Wood & Glass storefront to front Gilmer St.
 - F. Steel frame windows facing Tennessee St.
 - G. Steel frame doors on north and south elevations

Staff Comments:**History of the Property:**

Conflicting information exists in the Historic District records. District records at the time of district adoption (2004) show this property addressed as 120 S. Tennessee St. and identified it as “Contributing.” No records were found for 120 Gilmer St. or S. Gilmer St.

Current tax records do not show a 120 S. Tennessee St. address, but do show a 120 Gilmer St. address for this property. Tax records show the parent property/ building was constructed c. 1945. There is no GHRS for the parent property/ building under either address.

Previous COPs:

COP23-14. Multiple Exterior modifications. Approved 4-18-23.

COP13-01 (Including 117 S. Tennessee St): Commercial renovations for restaurant incl. doors, windows, awnings. Approved 2-12-13 and 3-19-23 (revision).

Analysis of the COP:

The parent building is historic, contributing.

See architectural plans. The proposed 900sf building is conceived as a spec building currently. The use of brick, metal, wood and glass materials and parapet walls are appropriate for the district. The character and style reflected in the building elevations are similar to other buildings in the DBD.

Will this building be painted white to match the other buildings?

The proposed structure and location seem appropriate for the DBD.

Standards for Consideration:

HPC Ordinance section 9.25-52. Part 2, New Building Construction.

1. Building form and scale:

A. Any new building constructed in the Downtown Business Historic District will make a significant visual impact on the streetscape. It is important to consider the character and scale of the surroundings and adjacent buildings to insure the new structure will be compatible. New buildings shall appear similar in mass and scale to historic structures in the area. Use building forms and roof forms that match those used historically.

B. Building height shall be comparable to adjacent structures. Where new building facades will be wider than those found traditionally, subdivide the surface into proportions similar in scale to historic facades by varying setback, roof forms, and materials. New construction shall be sensitive to the size, scale, proportion, material, shape, texture, and rhythm of its neighbors.

2. Reconstruction:

A.

Infill designs should not attempt to duplicate the period and style of the adjacent buildings, or try to look "old" by using period proportions and materials. The designs should complement the buildings in the area but represent the style of the period in which it is built.

B.

Reconstruction may be considered as a treatment when: 1) a contemporary depiction is required to understand and interpret a property's historic value, (2) no other property with the same associative value has survived; and, 3) when sufficient historical documentation exists to ensure an accurate reproduction.

3. Building orientation and site placement:

A.

New buildings will respect the placement of nearby historic buildings by being placed at a setback equal to that of nearby similar historic buildings or similar buildings within the district. It is required to align new buildings with the established setbacks of the area. Nontraditional lots can be given special consideration by the HPC.

B.

Buildings with party walls, such as those along Wall Street, Main Street, Public Square, and East Church Street (under the bridge) shall maintain zero lot line placement. New buildings on these streets will not have side setbacks, but will use party walls.

4. Entrance orientation:

New construction will face the same street as nearby similar buildings. Respect traditional designs used for building entrances of similar buildings in the district, using, for example, a recessed entrance where appropriate.

5. Windows:

The size and proportion of window and door openings of a building shall be similar to those on surrounding facades. The same applies to the ratio of window area to solid wall for the facade as a whole. Maintain the rhythm of the surrounding windows.

6. *Materials:*

A.

Use building materials that are similar to those employed historically for all major surfaces. Brick, stone and terra cotta may be used in unlimited quantities.

B.

Wood may be used on the first story (store-front level) for architectural elements such as pilasters, cornices, decorative raised panels, etc., but wood shall not be used as a general siding material.

C.

Concrete and precast concrete use is limited to architectural elements such as window hoods, cornices, columns and capitals. Glazed block or ceramic tile may be used as accent material only.

D.

Prohibited materials on building facades include metal, aluminum, or vinyl siding and preformed panels, or porcelain or baked enamel metal panels. Other materials may be used if their appearances are similar to those of historic building materials.

7. *Plant beds and plantings:*

The goal is to beautify the district and make it more pleasant for pedestrian traffic. Locate plantings in traditional areas of the site, such as along fences, walks, and foundations. Well-maintained concrete planters that harmonize with nearby buildings and existing streetscape are recommended.

8. *Walls and fences:*

A.

The goal is to maintain the pattern of existing fencing in the Downtown Business Historic District and to use fencing and walls to screen parking and storage areas. Maintain traditional fence lines or dominant fence lines in the vicinity. New fence and wall designs shall be appropriate for the primary structure and reinforce the pedestrian scale instead of forming barriers or exclusionary walls.

B.

Privacy fences shall not be placed flush with the facade of a building.

C.

New fences should limit their impact by being placed behind the rear elevation and by using traditional materials, such as wood. Any obtrusive fence shall be further screened from public view by evergreen vegetation or a second traditional fence.

9. *Pavement:*

Historic walks and drives shall be repaired rather than replaced. If replacement is required, new materials shall match the original in placement, composition, design, texture and other visual qualities as determined by the Commission.

10. *Parking lots:*

A.

Parking lots shall not be allowed in the front yard. Side or rear locations are required. Plan parking lots to be subdivided into small components so that the visual impact of large paved

areas is reduced. Include islands of plantings in the interior of lots, and provide planting buffers at the edges of parking lots.

B.

If walls are required to screen parking lots, then they shall be constructed at a height that screens parked vehicles. The facade line of nearby historic buildings shall be maintained. Traditional materials, such as brick, shall be used.

11. *Service areas and equipment:*

Screen service equipment and trash containers from public view. The visual impact of mechanical and electrical equipment shall be minimized. (See also walls and fences).

12. *Signs:*

A.

Signs shall be subordinate to the architecture and overall character throughout the district. Sign materials shall be compatible with the building materials. The types and sizes of signs allowed are defined in the sign ordinance of the City of Cartersville.

B.

Position flush-mounted signs so they will fit within architectural features. Locate flush signs so they do not extend beyond the outer edges of the building front. Avoid obscuring ornament and detail.

C.

Locate projecting signs along the first floor level of the facade. Positions near the building's entrance are encouraged. Locate pole-mounted signs in landscaped areas.

D.

Where several businesses share a building, coordinate the signs. Align several smaller signs, or group them onto a single panel. Use similar forms or backgrounds for the signs to visually tie them together.

13 & 14 Omitted.

Commissioners Work Sheet**Materials:**

Roof
Siding
Windows
Doors
Exterior Lighting
Foundation
Awning
Entrance
Gutters
Ornamentation

Existing Materials**Materials to be Used**

Hidden behind parapet wall
Brick
Wood/ Metal
Wood/Metal

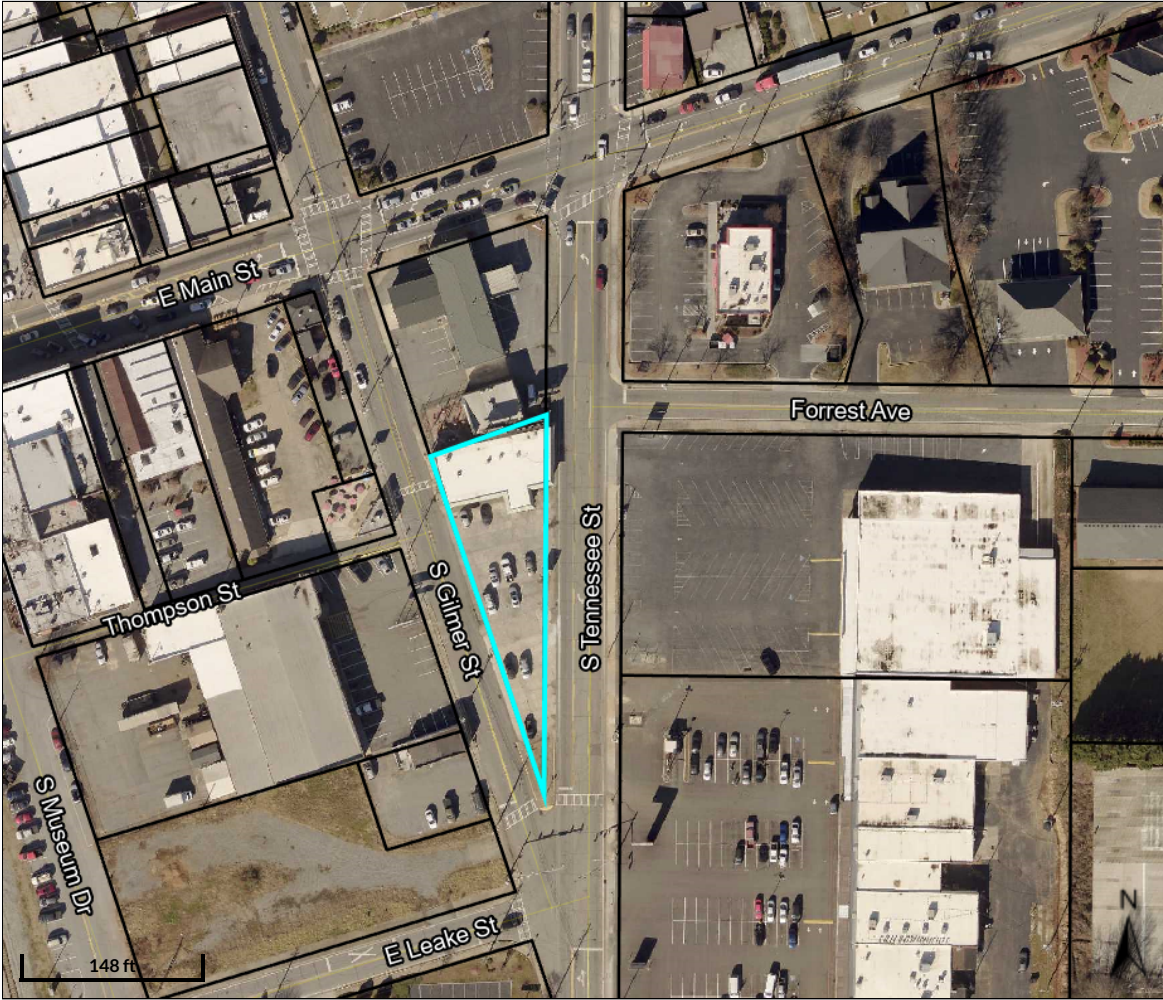
Concrete Slab

Hardscaping

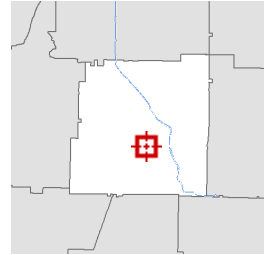
Patio:
Drives:
Fencing:
Lighting:

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



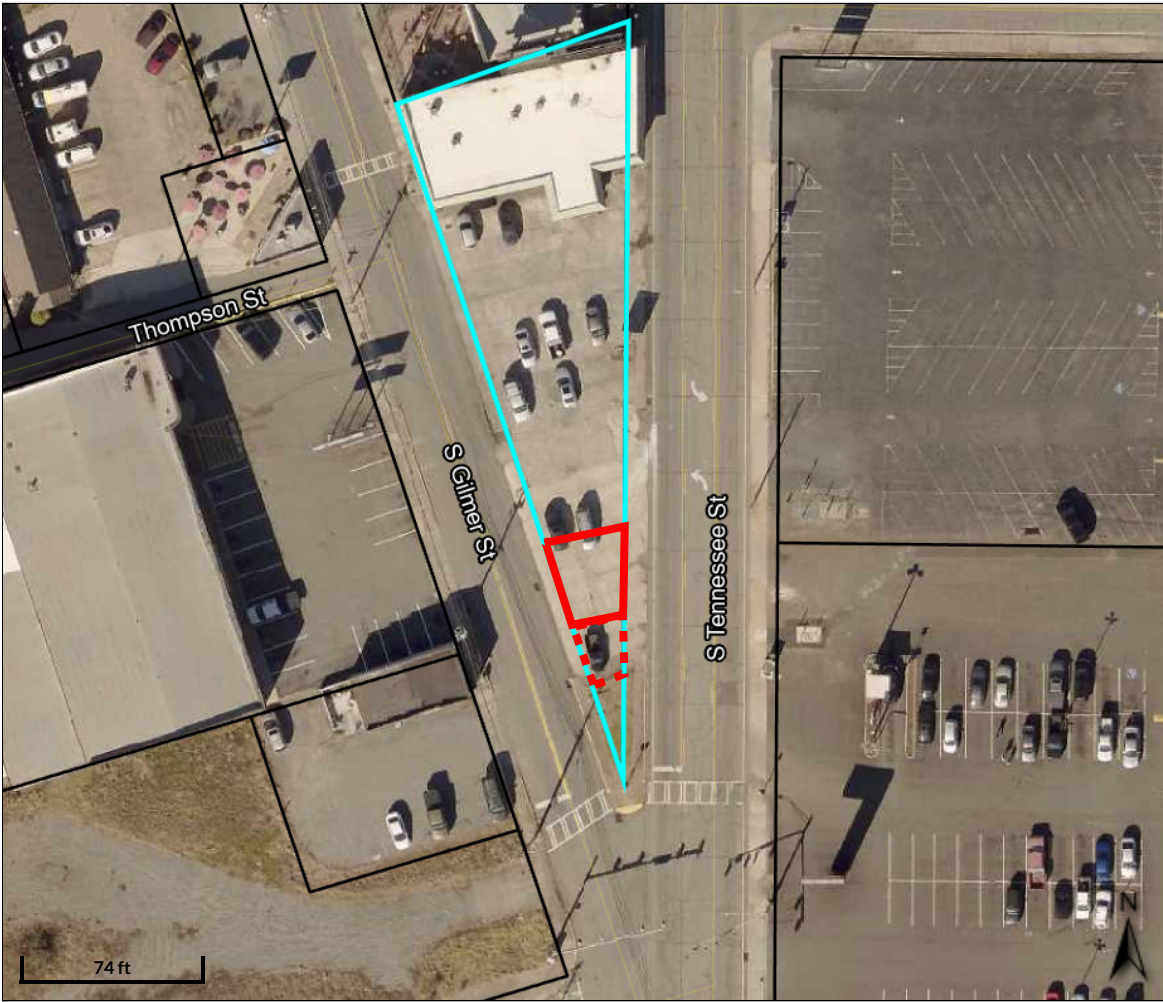
Legend

- Parcels
- Roads

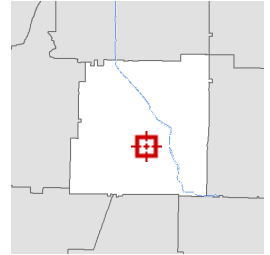
Parcel ID	C001-0019-004	Alternate ID	31955	Owner Address	MTC PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	Commercial		PO BOX 1733
Property Address	120 S GILMER ST	Acreage	0.31		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 482 D 4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/22/2023
 Last Data Uploaded: 12/21/2023 9:40:51 PM

Developed by Schneider
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

Parcel ID	C001-0019-004	Alternate ID	31955	Owner Address	MTC PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	Commercial		PO BOX 1733
Property Address	120 S GILMER ST	Acreage	0.31		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 482 D 4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/11/2024
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 GEOSPATIAL



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

Office Use Only

Case Number COP 24-04
 Date Received 12-21-23
 Contributing New Lanark
 Zoning DBD
 Legal Advertisement 1-9-24
 Notified Adjacent _____
 HPC Hearing 1-16-24
 HPC Decision _____
 COP Expiration _____
 Project Completion _____
 Tax Parcel C001-0019-004

*Applicant: Hudson + Co. Inc JB Hudson

Project Address: 120 S. Gilmer St.

Mailing Address (if different than project address):

P.O. Box 367 Cartersville, GA 30120

Phone: 770 480 1598

Email: john@hudsoncompanyga.com

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

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Existing Building Type:

- Residential One, Two or Multi-family One
Garage, Storage none
- Commercial
- Other _____

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

Build new spec lease brick building
Approx 900 sq ft at corner of Tennessee
+ Gilmer

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: Spring 2024

Anticipated Completion: Fall 2024

Contractor/Consultant/Architect: JB Hudson

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 12/20/2023 Signature [Signature]

APPLICATION CHECKLIST

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

New Buildings and New Additions

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

Major Restoration, Rehabilitation, or Remodeling

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

Minor Exterior Changes

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

Site Changes – Parking areas, Drives, Walks

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

Site Changes – Fences, Walls, Systems

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

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

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

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

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

PROJECT DESCRIPTION

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

Construction of new spec building

1. Shell only approximately 900 sq ft
2. Full Brick masonry walls
3. Flat roof with parapet walls to hide roof top equipment
4. Wood & Glass store front facing Gilmer
5. Steel framed windows facing Tennessee St
6. Steel framed doors on North & South elevation
7. Brick garden walls at patio area
8. Interior to be built to suit tenant of any use allowed in DBD zone

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.

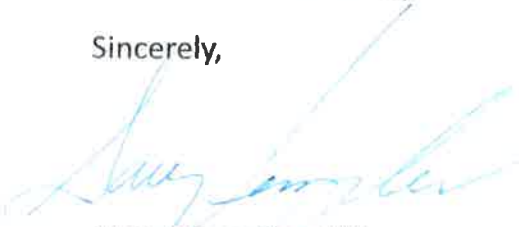
MTC PROPERTIES, LLC
PO BOX 1733
CARTERSVILLE, GA 30120

December 20, 2023

To all concerned,

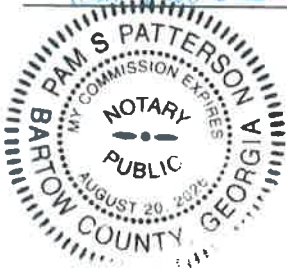
This serves as a permission letter for JB Hudson, Hudson & Co., to be my agent in all needed matters regarding the construction of a new building located at 120 S. Gilmer St., Cartersville, GA 30120.

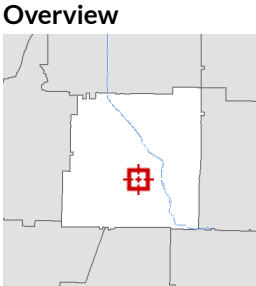
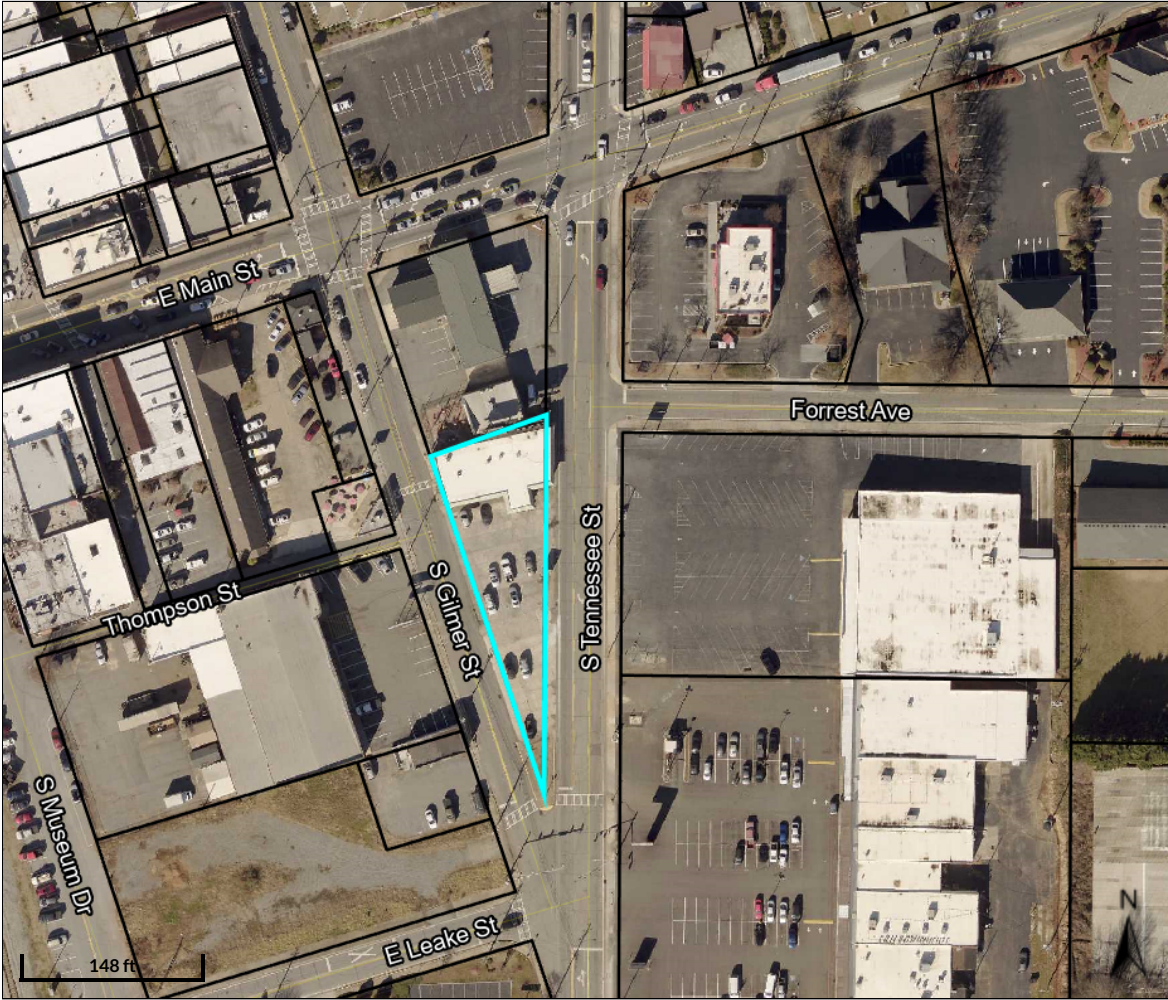
Sincerely,



MTC Properties, LLC
Gary Temples, Member
678-283-1588

 _____, Notary 12/20/23, Date





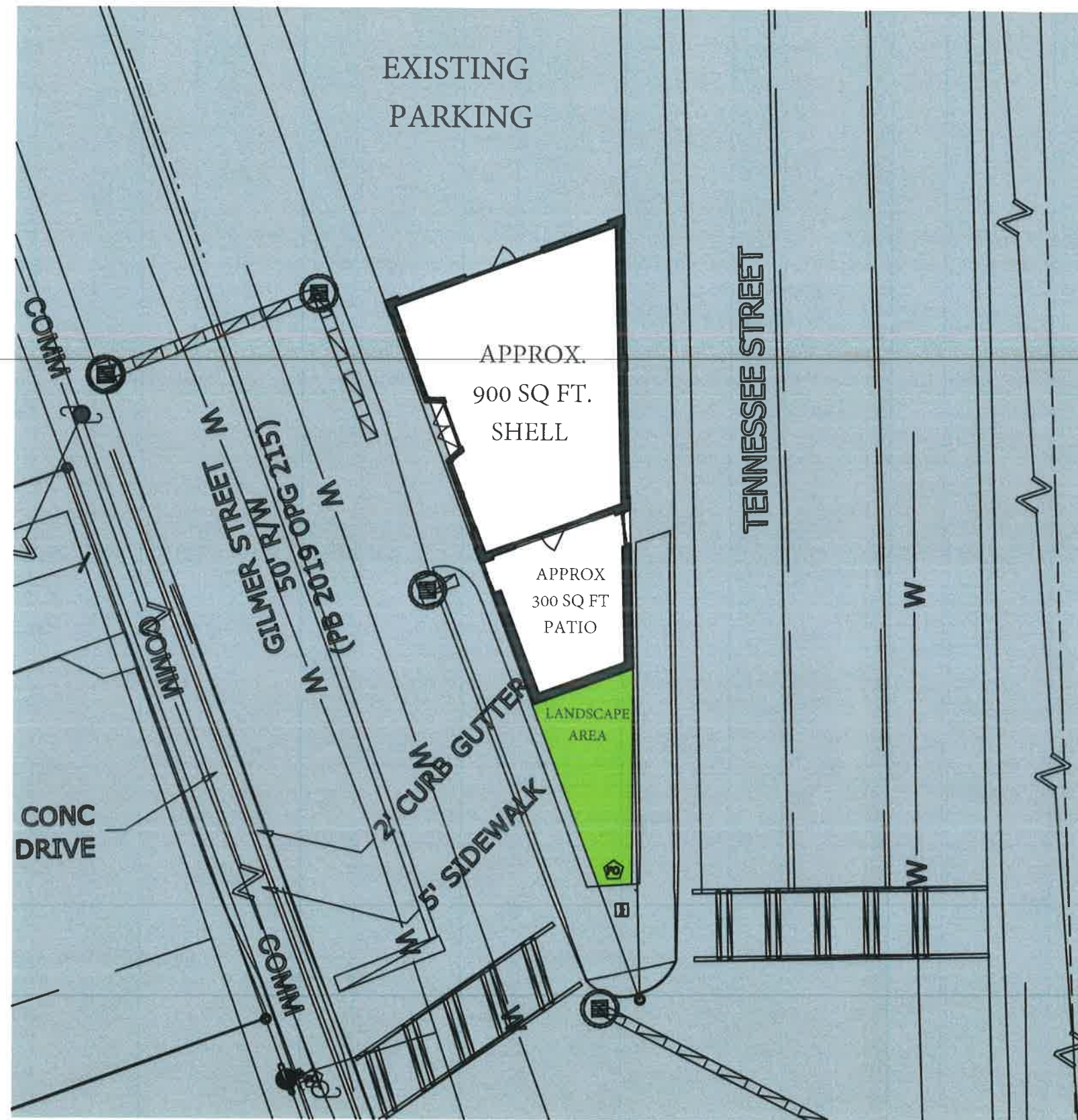
Legend
 □ Parcels
 — Roads

Parcel ID	C001-0019-004	Alternate ID	31955	Owner Address	MTC PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	Commercial		PO BOX 1733
Property Address	120 S GILMER ST	Acreage	0.31		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 482 D 4				

(Note: Not to be used on legal documents)

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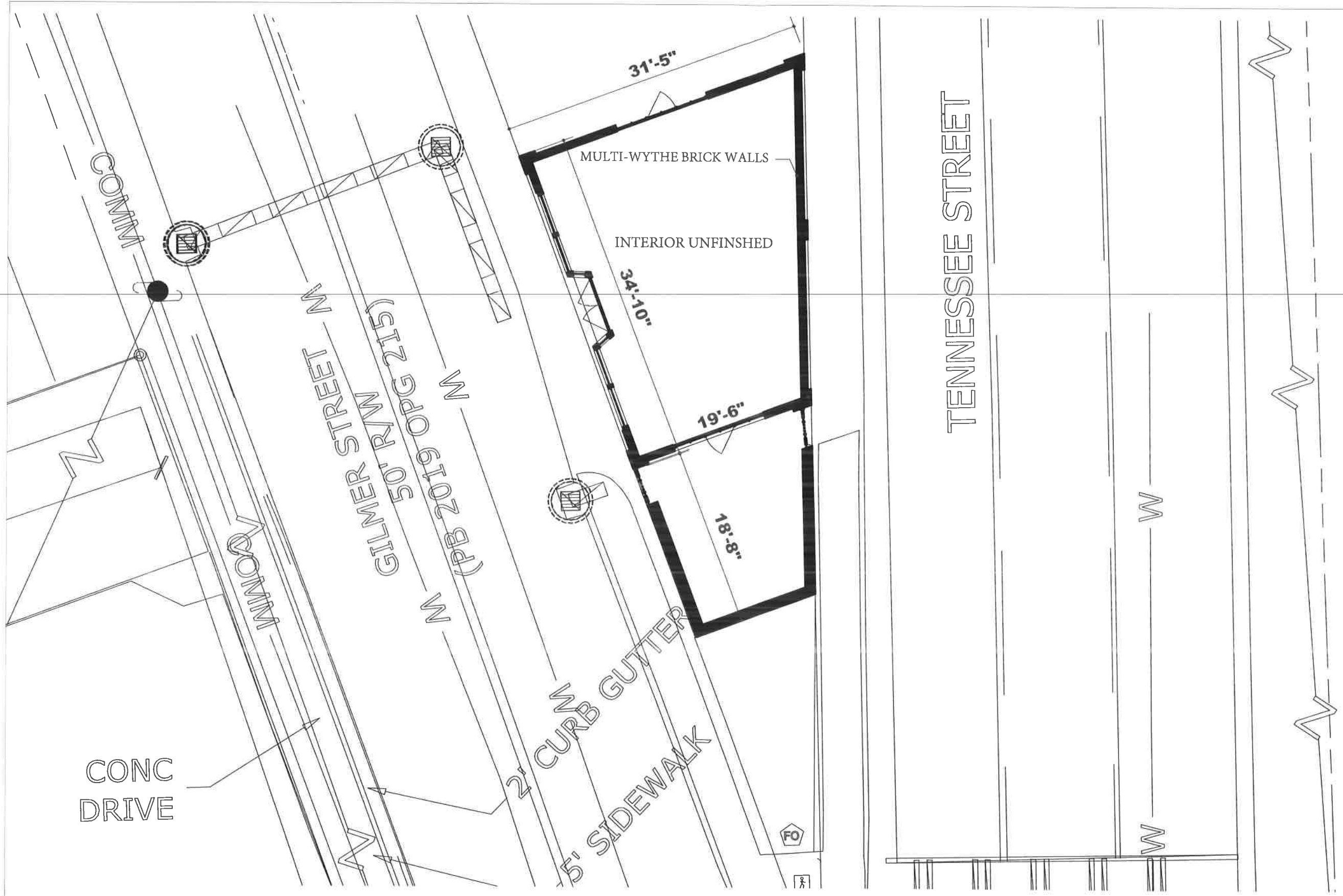
SITE PLAN



LOOKING NORTH



LOOKING SOUTH



BUILDING FOOTPRINT

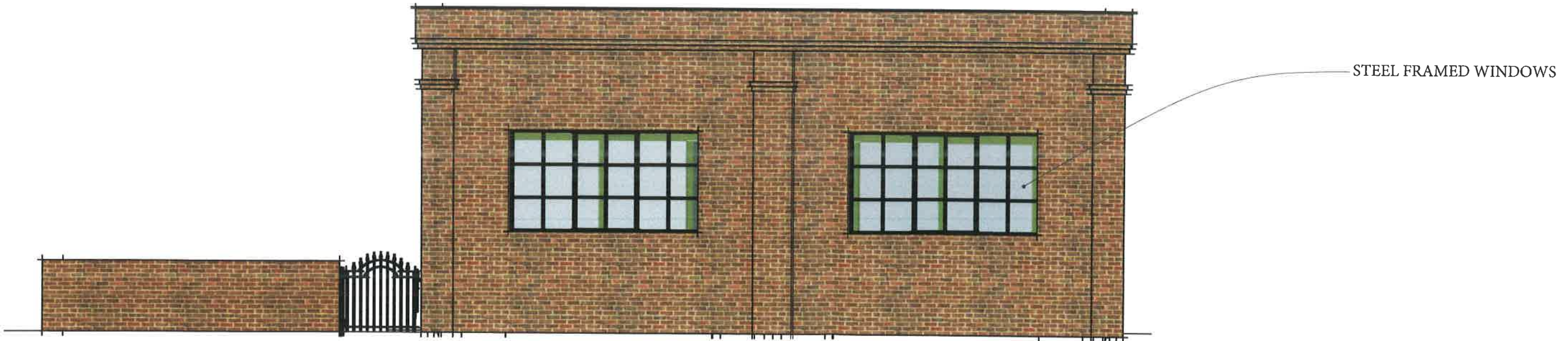
EXISTING ZONING: DBD - DOWNTOWN BUSINESS DISTRICT
DEVELOPMENT STANDARDS: FRONT SETBACK: NONE
SIDE SETBACK: NONE
REAR SETBACK: NONE



GILMER STREET
EAST ELEVATION



WEST ELEVATION FACING GILMER STREET



EAST ELEVATION FACING TENNESSEE STREET



NORTH ELEVATION



LOOKING SOUTHEAST ISOMETRIC VIEW



SOUTH ELEVATION



STORE FRONT INSPIRATION PHOTO



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	January 16, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-05. 121 Etowah Dr. Applicant: James Green
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant proposes to add vinyl siding to house.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-05

HPC Meeting – 1-16-24

Application Information

Address: 121 Etowah Dr
 Applicant: James Green
 Historic District: West End
 Zoning: R7
 Setbacks: Front= 20ft. Rear= 20ft. Side= 8ft.

Brief Description: Add vinyl siding to house over existing siding.

Applicable Guidelines to Consider. Sec. 9.25-54, West End

Residential Design Guidelines		
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>		
X	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	
X	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 Description:

1. Add vinyl siding to house over existing wood siding. All sides.
2. Add vinyl covering to all eaves, moldings, and trim.
3. Replace damaged or missing wood sheathing where needed.

History of the Property- GHRS shows 1905-1914. Tax records show house was built in 1905.

COP22-20. Replace (16) wood, DH windows with vinyl. Approved. 12-20-22

Analysis of the COP:

The house is historic, contributing.
Type: Gabled-wing Cottage. Style: Folk Victorian

Due to issues with the existing wood siding, replacement costs of wood siding, and air drafts throughout the house, the applicant proposes to add vinyl siding and vinyl coverings to all sides of the house. Vinyl coverings will be placed over all eaves, moldings, and trim.

The applicant states in the application that a house two doors down has vinyl siding. HPC records indicate that wood siding was replaced at 127 Etowah Dr in 2009.

Normally, failing wood siding is replaced, calked and painted. Refer to Sec. 9.25-54, Part 1, Sections A (Wood) and F (Exterior Walls).

The HPC has the ability to grant a variance to the design standards if an undue hardship is determined per Sec. 9.25-34 (k):

Undue hardship. Where, by reason of unusual circumstance, the strict application of any provision of this chapter would result in the exceptional practical difficulty or undue hardship upon any owner of a specific property, the commission, in passing upon applications, shall have the power to vary or modify strict adherence to said provisions, or to interpret the meaning of such provisions, so as to relieve such difficulty or hardship; provided such variances, modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this chapter. An undue hardship shall not be a situation of the person's own making.

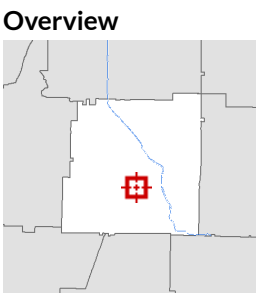
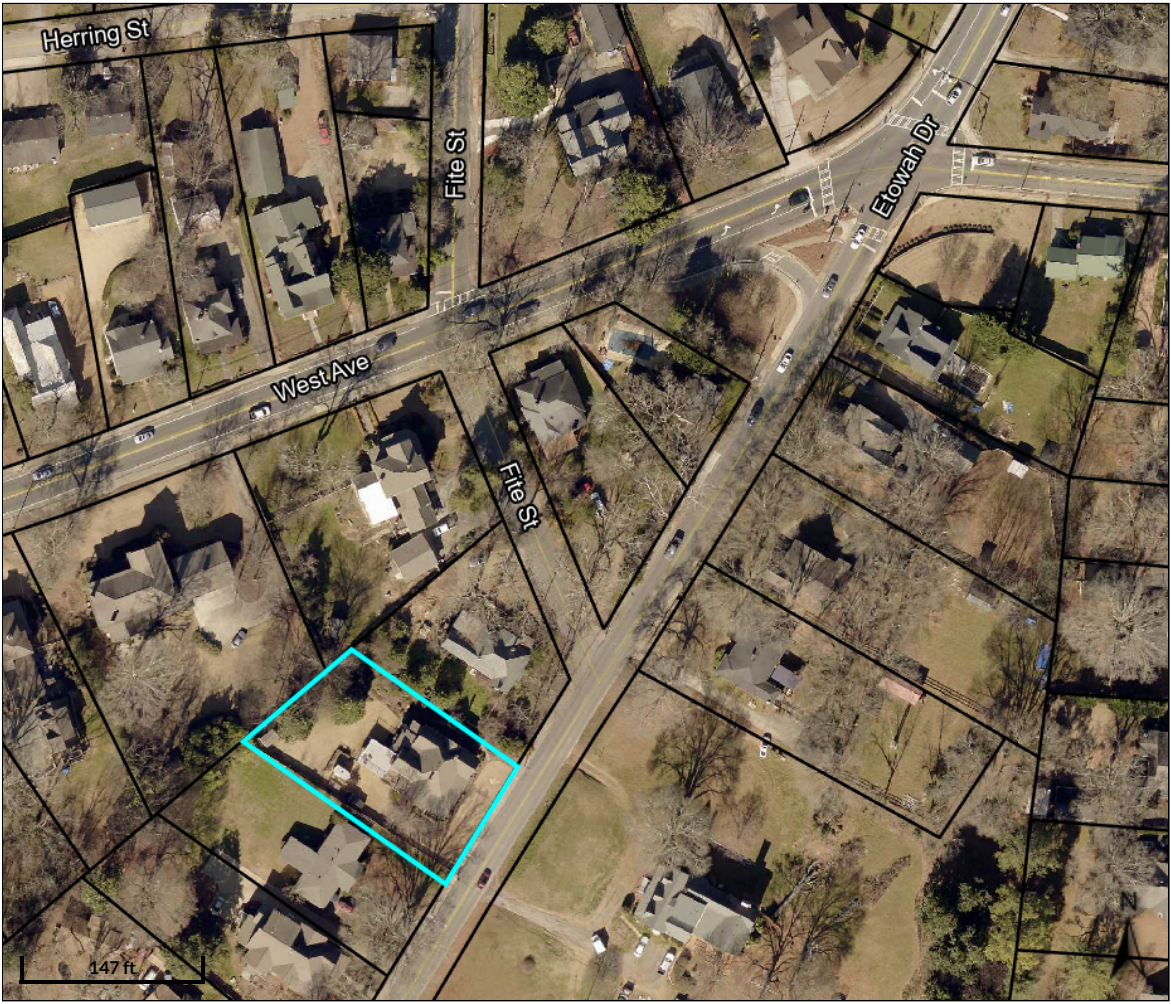
Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof		
Siding		
Windows	Wood	Vinyl over the wood siding/trim
Doors		
Exterior Lighting		
Foundation		
Decking		
Steps		
Porches		
Ornamentation		

Notes:

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



- Legend**
- Parcels
 - Roads
 - Streams and Rivers

Parcel ID	C016-0022-023	Alternate ID	34208	Owner Address	GREEN DONNA J
Sec/Twp/Rng	n/a	Class	Residential		121 ETOWAH DRIVE
Property Address	121 ETOWAH DR	Acreage	0.43		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL525 D4				

(Note: Not to be used on legal documents)

Date created: 1/11/2024
 Last Data Uploaded: 1/10/2024 10:05:18 PM





Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: James Green

Project Address: 121 Etowah Dr.

Mailing Address (if different than project address):

Phone: 770-382-5360

Email: 4green@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.

West End

Office Use Only

Case Number COP 24-05
Date Received 12-22-23
Contributing Y-C NWS
Zoning R-7
Legal Advertisement 1/9/24
Notified Adjacent _____
HPC Hearing 1/16/24
HPC Decision _____
COP Expiration _____
Project Completion _____
Tax Parcel C 016-0022-023

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Existing Building Type:

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

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

Vinyl Siding and Trim Repair wood

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

Anticipated Completion: _____

Contractor/Consultant/Architect: M&M Windows, Roofing and Siding 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 _____ Signature _____

APPLICATION CHECKLIST

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

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- floor plan
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- documentation of earlier historic appearances (restoration only)

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- description of construction materials
- photographs of existing building

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Must include a complete plan for the new development.

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

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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]

Existing wood siding is bowing, rotting and won't hold paint. Customer paints every 5 years. Home owner wants to cover with premium vinyl siding.

None of the crown molding, freiz boards or any other unique architectural features of the house will be changed.

All crown molding, freiz board, fascia-boards and window and door trim will be covered with custom-formed trim coil to match existing look.

Siding will be of the same 4 inch profile that is on the house.

Corner trim will be wide profile as is the existing corners as is, also the house 2 doors down from this structure that has vinyl siding.

Color has not been determined at this time, but will probably go with existing color as is now, or white.

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.

Peace of Mind

Consider siding from a confident perspective and with a clear head.

Purchasing new siding for your home is a big decision involving many factors. To help you create the home exterior you want, Royal® offers a range of high-performing siding products in a variety of shapes, profiles and colors. All of our siding is engineered and designed to look great and perform reliably for years. Once you choose a style and a color, you'll have the peace of mind that comes with having a product that demands little to no maintenance, and offers an industry-leading warranty and strong resale value.

There's more to siding than a gorgeous home.

According to the National Association of Realtors 2017 Remodeling Impact Report, vinyl siding provides a 75% return on value, along with a 9.6 Joy Index (which measures what makes homeowners happiest about their homes on a scale of 1 to 10). Many elements weigh into the Joy Index, including aesthetics, confidence in resale value and enough space to live our lives the way we want.

The joy of a superior siding warranty.

Royal's state-of-the-art manufacturing and proprietary formulation elements—like Chromatix™ Color Protection Technology—allow us to offer an industry-leading Double Lifetime Warranty. While most other companies prorate the coverage for the second owner of the house, Royal provides full coverage to the second owner. This additional coverage can help increase resale value.

	Royal	Competitor A	Competitor B	Competitor C
First Owner	Full coverage	Full coverage	Full coverage	Full coverage
Second Owner	Full coverage	Prorated Years 15-50 = 10%	Prorated Years 15-50 = 10%	Prorated - Labor and Materials on separate schedules
Fade: Hunter Units	Premium and Dark colors - 3 Units	3 Units	4 Units	4 Units
Commercial	50 year full	50 year prorated	50 year prorated	50 year

Comparing Royal warranty coverage versus the competition shows the value of reading the fine print. In addition to Double Lifetime coverage, the use of Chromatix technology enables us to warrant fade to as low as 3 Hunter Units (a common measure of color difference). The following image shows the approximate magnitude of 3 Hunter Units of fade with a typical gray color.



The image is a representation of approximately 3 Hunter Units of fade. Actual fade varies from house to house and is dependent on exposure to weather conditions.

Royal's vinyl siding warranty is superior to other claddings. Here's a comparison of Royal's surface finish coverage versus a fiber cement manufacturer's pre-finished offering:

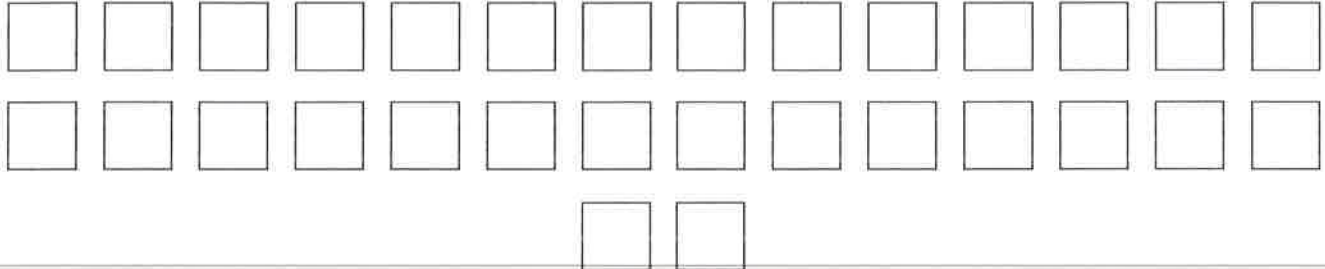
	<u>Royal</u>	<u>FC</u>
Coverage	Double Lifetime	15 years
Fade Coverage	Premium and Dark colors 3 Hunter Units	4 Hunter Units
Fade Limitation	Double Lifetime	3 years fade coverage

Of course, warranty coverage and resale value are not the only factors when choosing a siding. Royal also provides a full range of profiles and colors to create an exterior that does beautiful justice to any home style.

Learn more about how our warranty contributes to peace of mind at RBPWarranty.com.

COLOUR OPTIONS

Redwood, Natural Cedar, Shamrock, Midnight Surf, Granite, Heritage Blue, Ironstone, Cocoa, Wedgewood, Marine Blue, Weathered Gray, Urban Bronze, Cypress, Pebble Clay, Storm, Walnut, Rockslide, Toasted Almond, Tree Moss, Vintage Cream, Sand, Brownstone, White, Heather, Wicker, Harvard Slate, Linen, Flagstone, Blue Gray, Bark



FEATURES & BENEFITS

Beauty

- Deep profile with dramatic shadow lines, natural woodgrain mimics the look and feel of real wood siding
- Available in 4.5" Designer profiles reflects popular siding design trends
- Also available in longer 16' lengths for an almost seamless finished look
- 29 dark, premium and traditional classic and contemporary UV-resistant colours
- Achieves a long-lasting, customized look
- Corner and window trim accessories complete the look

THICKNESS: .046"

Sample provided is .046 panel

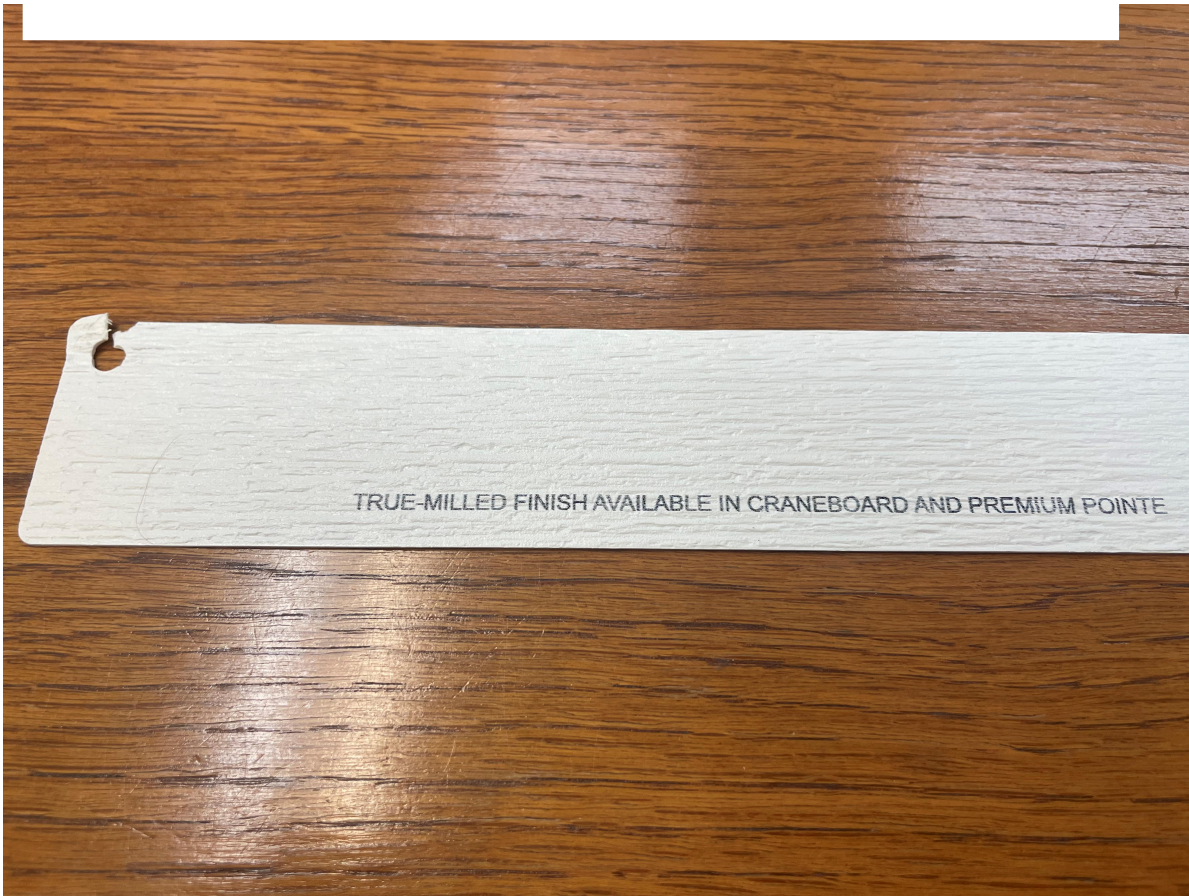
Performance

- Superior rigidity and strength in .046" panel cold tested for harsh weather
- Low maintenance won't warp, buckle or sag
- Innovative double nail hem provides secure, tight fit withstands hurricane force winds up to 240 mph
- Double lifetime warranty, non-prorated, includes colour and hail protection

AVAILABLE PROFILES

- D45
- D45D

VINYL SIDING SAMPLE



Images of House dtd 12-21-22. Current images will be provided for meeting per applicant.

Item 6.











HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	January 16, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-06. 219 West Ave. Applicant: Jacqueline Black et al
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant proposes modifications to the attached garage in driveway and addition of a fence/ gate at driveway.
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-06

HPC Meeting – 1/16/24

Application Information

Address: 219 West Ave
 Applicant: Jacqueline Black et al
 Historic District: Olde Town
 Zoning: R-7
 Setbacks: Front= 20ft. Rear= 8ft. Side=20ft.

Brief Description: Convert building in driveway to a garage. Modify existing fence at driveway.

Applicable Guidelines to Consider- Sec. 9.25- 53, Olde Town Ordinance

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	X L. Accessibility, Health, and Safety Considerations
	C. Architectural Metals	M. Aesthetic Recommendations
	D. Paint	
	E. Roofs	PART TWO: Additions and New Building Construction
X	F. Exterior Walls	
	G. Driveways, Walkways, and Off-Street Parking	
	H. Lighting	PART THREE: Relocation of Structures
	I. Windows and Doors	
	J. Entrances, Porches and Balconies	PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)		
	PART ONE: General Guidelines for Structures Contributing to the District.	
	PART TWO: Guidelines for New Construction	

Project Tasks:

- 1. Convert existing building in driveway to a garage.**
 - A. Remove windows.
 - B. Add carriage style, double garage door. Modify front wall as needed.
 - C. Add coach lamps to either side of door.
 - D. Repair/ replace vinyl siding as needed.

- 2. Replace existing fence along driveway/ property line.**
 - A. Add new automatic gate in driveway.
 - B. Replace existing fence in back yard

Staff Comments:

History of the Property- Bartow County Tax assessor's records shows house was built in 1918. GHRS shows 1880-1920.

No COPs on file.

Analysis of the COP:

The house type is Central Hallway. The house style is undetermined

The applicant has the property under contract for purchase. The HPC review of the garage conversion and fence repair/ gate addition is part of the due diligence.

The applicant proposes converting the large room located in the driveway into a garage. No documentation was found of this space ever being a garage. The major work entails removing part of the front wall and installing a carriage style, double garage door, 16ft in length and 7-8ft in height. An example is included with the application.

The existing siding is vinyl and will be replaced/ repaired where needed to make the garage door opening.

A new automatic gate is proposed in the driveway. It will be black metal with wood panels and custom built to fit driveway. See example provided.

Applicant also proposes replacing existing fence with same. It is assumed that this fence is in the back yard. Sec. 4.16, Fences and Walls, of the zoning ordinance is provided for reference.

The privacy fence and split rail fence along the eastern property line belongs to 215 West Ave.

The proposals seem appropriate for the property and district.

Commissioners Work Sheet**Materials:**

	Existing Materials	Materials to be Used
Roof		
Siding		Wood/ vinyl
Windows		
Doors		
Exterior Lighting		
Foundation		Concrete slab
Awning		
Entrance		
Gutters		
Ornamentation		

Hardscaping

Patio:
 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.

A. In all zoning districts:

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

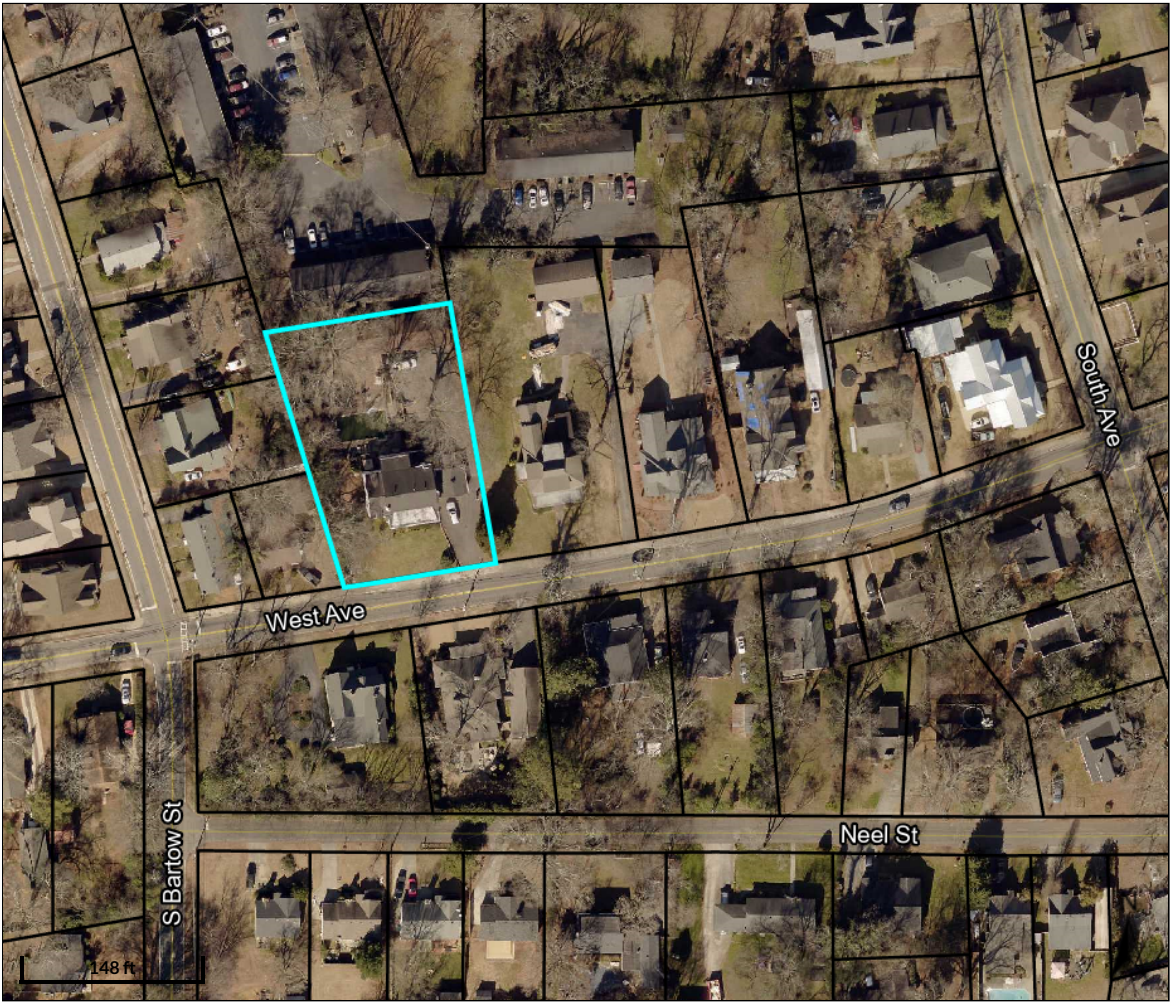
 B. In all residential and commercial zoning districts:

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

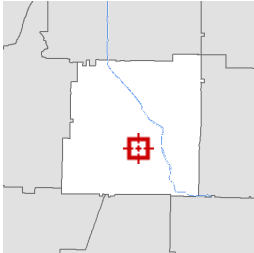
C. In all industrial zoning districts:

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




(Ord. No. 20-21, § 1, 4-1-2021)



Overview



Legend

-  Parcels
-  Roads
-  Streams and Rivers

Parcel ID	C016-0006-006	Alternate ID	33992	Owner Address	KENNISON MATTHEW L & AMBER
Sec/Twp/Rng	n/a	Class	Residential		KESNER STEPHEN JR
Property Address	219 WEST AVE	Acreage	0.56		219 WEST AVENUE
					CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL526 LD4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/11/2024
 Last Data Uploaded: 1/10/2024 10:05:18 PM

Developed by  Schneider
 GEOSPATIAL



CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Jacqueline Black et al

Project Address: 219 West Ave.

Mailing Address (if different than project address):

Phone: 678- 787-1148 _____

Email: jacqueblack85@gmail.com _____

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

PROCEDURE

Application Requirements

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

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

Office Use Only	
Case Number	COP24-06
Date Received	12-29-24
Contributing	Y- c. 1918
Zoning	R-7
Legal Advertisement	1-9-24
Notified Adjacent	_____
HPC Hearing	1-16-24
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	C016-0006-006

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Existing Building Type:

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

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

SEE ATTACHED APPLICATIONS AND SCOPE OF WORK _____

Type of Project (Check all that apply):

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

Start Date: _____

Anticipated Completion: _____

Contractor/Consultant/Architect: _____

AUTHORIZATION

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

Date _____ Signature _____



Historic Preservation Application for Administrative Review

Administrative approval may be issued for the following projects only. A Certificate of Preservation must be obtained from HPC for projects not listed below: Check project area(s):

- ___ SIGN Must comply with Sign Ordinance
- ___ ROOF No significant alterations; no change in materials
- ___ FENCE Must comply with Zoning Ordinance
- ___ MAINTENANCE No change in exterior design or material
- ___ DECK Rear yard only
- ___ POOL Rear yard and side yard, if corner lot.
- ___ ACCESSORY STRUCTURE Rear yard only; must be less than 200 square feet
- ___ RETAINING WALL (NEW) Generally, for aesthetics and erosion control of short slopes, no structural impact to historic structure, under 30in. when abutting a public ROW or fence/handrail required. Utility locate required. Must Comply with Zoning Ordinance.

Owner's Name: Tony Black
Ashley Black
Jacqueline Black Phone: 678-787-1148

Property Address: 219 W. Ave, Cartersville, GA 30120 Email: jacqueblack85@gmail.com

Mailing Address: 18 Park Cir, Cartersville, GA 30120 Commercial ___ Residential

DESCRIPTION OF WORK

1. Describe in detail all work planned: Garage renovation back to a functioning garage, install garage door (pics attached)
2. List materials to be used. Submit specification sheet, if available: siding to match existing siding, garage door New on front of garage.
3. Will there be an exterior structural change? Explain: No
4. Anticipated start date: Feb 2024 (when we take possession) Anticipated end date: no more than 6 wks after possession
5. Applicant's signature: Jacqueline Black Application date: _____

STAFF REVIEW

Approved: _____ Denied: _____

Staff signature: _____ Date: _____

City of Cartersville Planning and Development. 10 N. Public Sq. Cartersville, GA 30120.
 Contact: David Hardegee. (o)770-387-5614. dhardegee@cityofcartersville.org



Historic Preservation Application for Administrative Review

Administrative approval may be issued for the following projects only. A Certificate of Preservation must be obtained from HPC for projects not listed below: Check project area(s):

- SIGN Must comply with Sign Ordinance
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- RETAINING WALL (NEW) Generally, for aesthetics and erosion control of short slopes, no structural impact to historic structure, under 30in. when abutting a public ROW or fence/handrail required. Utility locate required. Must Comply with Zoning Ordinance.

Owner's Name: Tony Black, Ashley Black, Jacqueline Black Phone: 678-787-1148
 Property Address: 219 W. Ave, Cartersville, GA 30120 Email: jacqueblack85@gmail.com
 Mailing Address: 18 Park Cir, Cartersville, GA 30120 Commercial Residential

DESCRIPTION OF WORK

1. Describe in detail all work planned: Repair Existing out building, add garage doors. Add gate to Fence, right of garage
2. List materials to be used. Submit specification sheet, if available: Wood Fence, materials on Building in back will match house materials and Doors
3. Will there be an exterior structural change? Explain: NO

4. Anticipated start date: March, after possession Anticipated end date: No More than 6 wks after possession.
 5. Applicant's signature: Jacqueline Black Application date: _____

STAFF REVIEW

Approved: _____ Denied: _____
 Staff signature: _____ Date: _____

City of Cartersville Planning and Development. 10 N. Public Sq. Cartersville, GA 30120.
 Contact: David Hardegree. (o)770-387-5614. dhardegree@cityofcartersville.org

K:\HPC\Administrative Reviews\HPC admin review application_REV 4-30-21.docx. Last update 4/30/21.

David Hardegree

From: Jacqueline Black <jacqueblack85@gmail.com>
Sent: Thursday, January 4, 2024 11:32 AM
To: David Hardegree
Subject: Re: [EXTERNAL] 219 West Avenue Cartersville
Attachments: Historical Society Checklist.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

David, we will be holding off on the approval for the storage building in the back of the property for now. We simply need to many more questions answered from the contractor to know exactly how we want to proceed with it. We will reach out to you when we are more informed and ready to proceed. Below you will find a .PDF with the information on the Two Car garage at the front of the house as well as what we are planning for the fence. Please let me know if you have any additional questions.

Thank you,
Jacqueline

On Jan 3, 2024, at 3:09 PM, David Hardegree <धारdegree@cityofcartersville.org> wrote:

Ms. Black,

I've reviewed the application and I do need to know a few more details? For the front garage can you provide:

- A sketch or statement providing the length and width dimensions of the structure?
- Dimensions of the proposed garage door that would be installed in the existing garage? At the very least, please confirm that the proposed garage door will be a single door (as shown in picture), (2) singles, or (1) double width door. **One Single Door, as shown in the photo L- H-**
- Will carriage style doors be installed as shown- glass at top?
- Will a standard door be installed, as shown on left side in picture #2?
- Will wall mounted lighting be installed as shown?
- What material is the existing siding- Wood? Composite? Vinyl? cement board?
- Provide sketch or statement demonstrating location of proposed gate relative to front of the proposed garage.

- Will gate be in the style of the existing wood privacy or split rail fence?

For the rear accessory structure:

- Provide a statement on the type of repairs needed.
- Provide details similar to above about garage doors to be added or replaced.
- If available, provide pictures of the accessory structure, or let me know if I need to take pictures.

Thank You.

David

David Hardegree
 Planning and Development
 O. 770-387-5614

From: Jacque Black <jacqueblack85@gmail.com>
Sent: Friday, December 29, 2023 9:58 AM
To: David Hardegree <dhardegree@cityofcartersville.org>
Subject: [EXTERNAL] 219 West Avenue Cartersville

David,

Here are the applications for the work we need to complete on 219 West Avenue as soon as we take possession. Thank you so much. Just let me know who to call ri pay the application fee.

Thanks again!
 Jacqueline Black

<image001.jpg>

<image002.jpg>

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<image004.jpg>

Disclaimer

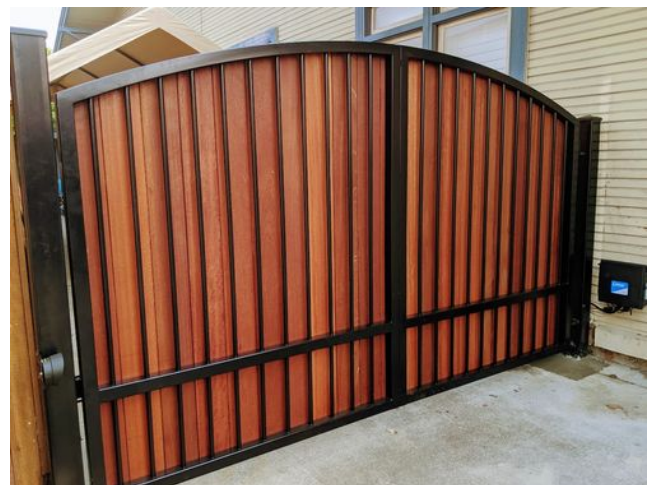
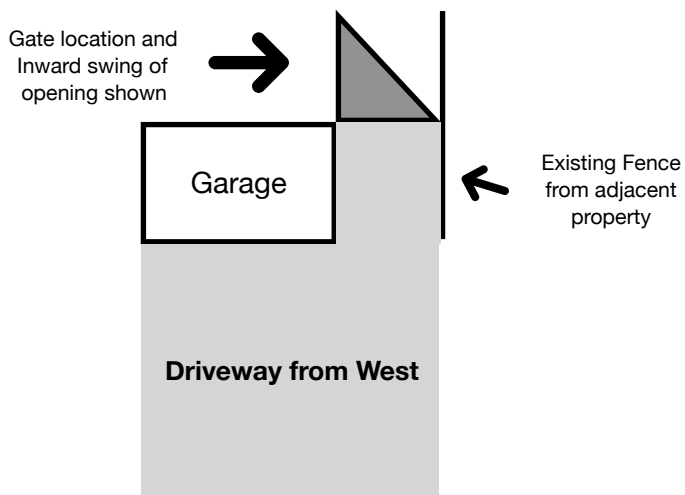
The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents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

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- The Width and length of the overall structure will not change. The majority of the work will include internal renovations and the front (road facing) being converted to a garage door opening.
- The Garage door will be a Single garage door that is double sized. Same as the picture shared. It will be 16 ft. in length and 7 to 8 ft high. the height is unknown until the work is started due to figuring out where the beam will need to be placed on the interior of the structure.
- The Garage door will be black in color and have glass windows across the top.
- There will not be an exterior standard door installed. This just happened to be in the example and was not meant as a potential change.
- We will have 2 wall mounted lights on either side of the garage door opening. We have attached an example of the mounted lights that we will install.



- The existing siding is Vinyl siding and this will not be changed during this process.
- See attachment of the example diagram for the gate and the look of the gate that will be to the side of the garage and be an access point for the back yard. We will be installing a motorized gate opening and therefore the gate will be made of a steel frame and be powder coated black. This is just an example of the look as the gate will be Custom made to fit our dimensions and utilize the same wood that we will use for the fencing on the other side of the home

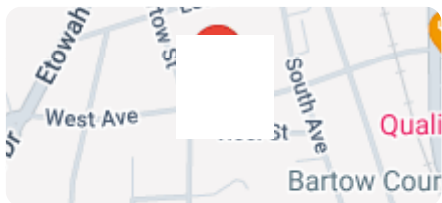


- The existing fence will be torn down as it is in disrepair. We are going to have the fence replaced in the same style as the current fence.

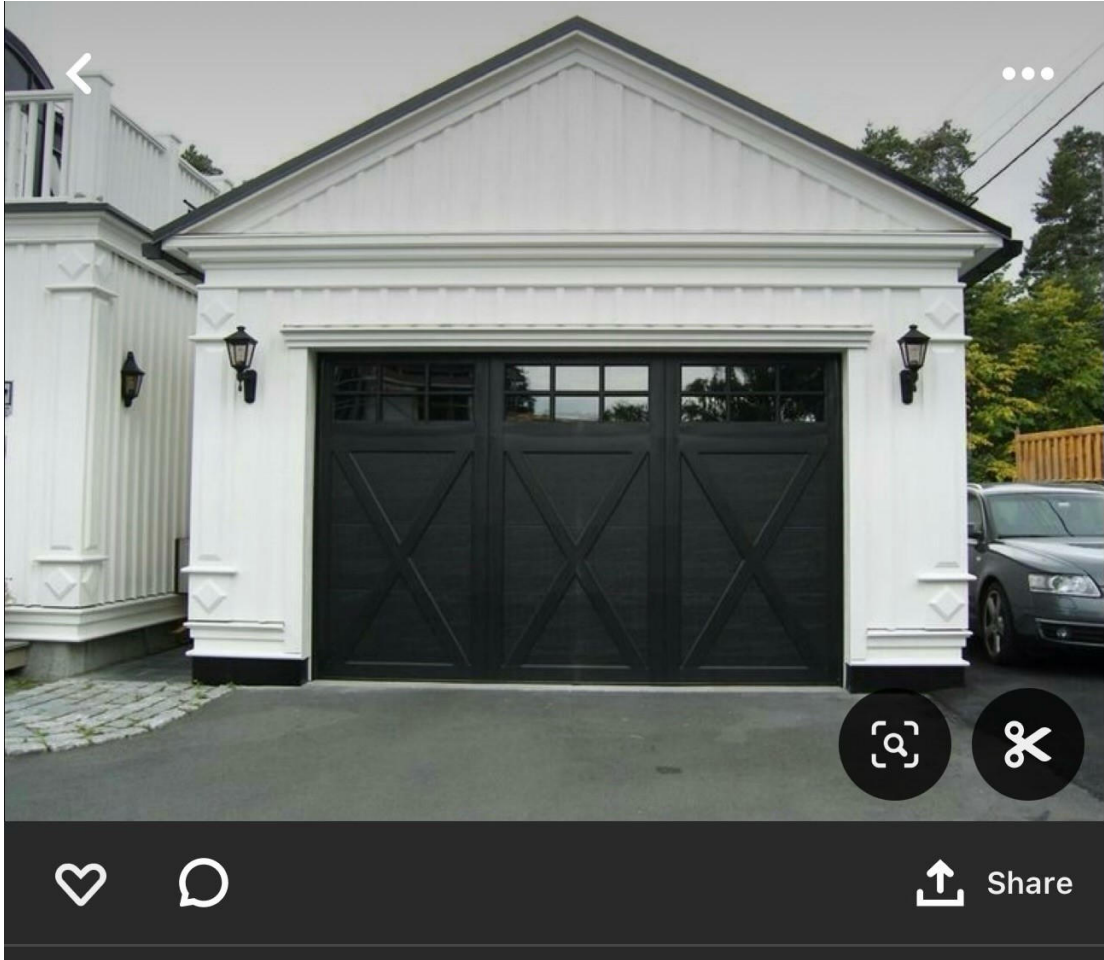
Cartersville, Georgia
Google Street View
Oct 2023 See more dates



Image capture: Oct 2023 © 2024 Google



Example of Garage Door





Cartersville, Georgia
Google Street View
Oct 2023 See more dates

Image capture: Oct 2023 © 2024 Google

