



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

Case: COP23-01 (Form. COP 20-26)

**HPC Meeting 1/17/23**

**Application Information**

Address: 16 Walker Street  
 Applicant: Conscience Bay, LLC. David Munisteri, owner  
 Historic District: West End  
 Zoning: R-7  
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

**Summary Description:** House demolition and new house construction.

\* The original COP application, COP20-26, for a similar scope of work, was approved by the HPC on 9/15/2020. The original house was demolished per the application, but the new house was not constructed. The purpose of this COP is to re-approve the new house construction and “re-start the clock” for construction and completion.

**Applicable Guidelines to Consider:**

<b>Residential Design Guidelines</b>		
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>		
A. Wood		K. Utilities and Energy Retrofit
B. Masonry		L. Accessibility, Health, and Safety Considerations
C. Architectural Metals		M. Additions to Historic Buildings
D. Paint		N. Aesthetic Recommendations
E. Roofs		
F. Exterior Walls	X	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	X	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>		
PART ONE: General Guidelines for Structures Contributing to the District.		
PART TWO: Guidelines for New Construction –		

**Project Scope:**

1. Demolish existing house (Demolished in 2021, Demo Permit # PRDE202100525-DE1)
2. Construct new house per attached plans included with HPC application.

**Staff Comments:**

**History of the Property-** The house was constructed in 1935 per the Bartow County Tax records. The GHRS states the house was constructed 1890-1899.

No previous COPs on file.

**Analysis of the COP****Demolition: (Completed 2021)**

The existing house is historic, contributing. The original house was constructed as a Central Hallway design popular from 1830-1930. Several room additions have been added over the decades and include a kitchen, full bathroom, laundry room and sitting area or bedroom. No building permits are on file for the room additions. An electrical permit was issued 10/25/17 for the house panel replacement on the front porch.

Staff performed a site visit with the applicant on 9/2/2020. The house has fallen into severe disrepair. Evidence of termite, ant, and water damage was present. The chimneys have separated from the house and have been secured to the house with light-weight chain. The house exterior has been refaced with plywood siding. The roof is a metal, tin roof using two different styles of tin. The room additions appear to be out of plumb and square and may never have been plumb and square. The rear kitchen window illustrates severe settling or poor installation.

The front porch appears to be an original feature common to Central Hallway designs, but has been repaired or replaced.

Inside, the walls and floor have begun to separate in places. The original floor rises and falls significantly with high points down the center of the two original rooms, front to rear. A significant slope occurs in the transition from the original right-side room to the kitchen.

The left-side room has access to the full bathroom with ceiling height approximately 6'-6". The bathroom doorway is approximately 5'-8" in height. Carpet covers the original floors. The four windows in the two front rooms appear to be original to the house.

No attempt to document the floor beams and joists was made as the "crawl space" opening was very small and the height above ground was limited. Many photos of the interior and exterior were taken. Some are included in the case files. All pictures can be reviewed at the meeting. A video was also made of the interior.

The applicant wishes demolish the house and rebuild a new house in its' place.

### **New Construction:**

The applicant has provided floor plans and elevations of the proposed new house. The new structure will have a footprint of approximately 36'-10" x 61' or 2,247sf. The heated floor area will be approx. 1,720sf. The house will have a slab foundation. A site plan is provided. A concrete driveway is planned. Pavers forming the existing walkway may be salvaged for use elsewhere on site.

The plans show a 3-bedroom, 2-bath configuration with a 2-car garage, kitchen, dining room, family room, and laundry room. A front porch and a covered rear patio space are also shown within the overall footprint. The house will be ADA accessible.

Exterior materials will be a 5" lap, cement board siding on 3 sides, with the same siding style in combination with a cement shake style siding on the front elevation.

Windows will be a vinyl window, 3/1 configuration, single hung.

An asphalt, architectural style shingle is shown. The roof will have a 6/12 pitch.

Trim Boards are expected to be wood or composite material. 8" wood/ composite columns are shown as structural supports for the front and rear porches. Additional information is provided in the justification letter.

This floor plan and materials will be similar, if not identical, to the plans for 20 Walker St., COP20-27.

Pictures of a similar house under construction by the applicant at 3 Grassdale Rd. are provided for reference. Similarly-styled houses have been constructed at 9 and 28 Walker St. in 2007 and 2006, respectively.

There are a mix of housing styles along Walker Street, but many of the original houses appear to be constructed as Central Hallway styles. Some cottage and ranch styled houses are present.

### **Commissioners Work Sheet**

#### **Materials:**

Roof  
Siding  
Windows/Shutters  
Doors  
Exterior Lighting  
Foundation  
Deck  
Steps

#### **Existing Materials**

#### **Materials to be Used**

Asphalt/ 6/12 pitch  
Cement board, smooth, 5" lap  
Vinyl, SH, 3/1  
Wood/ metal  
Concrete slab

Porches  
Driveway

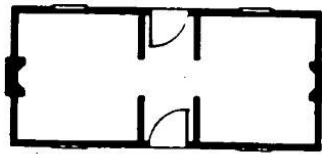
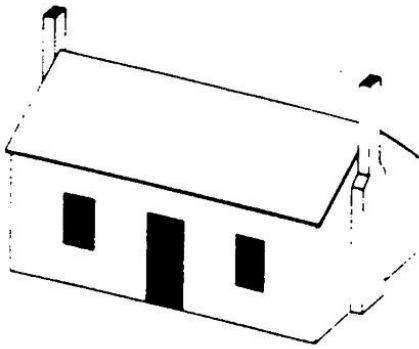
Same as house  
Concrete

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**Notes:**

I move to approve the application for repainting for maintenance purposes and replacing the wrought iron metals on front porch with wooden columns at 405 West Ave as submitted. I find compliance with the guidelines referenced in the staff report and those brought up during discussion.

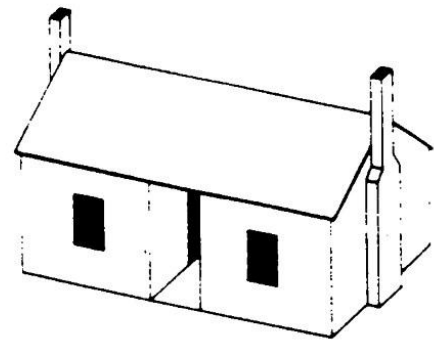
### Central Hallway

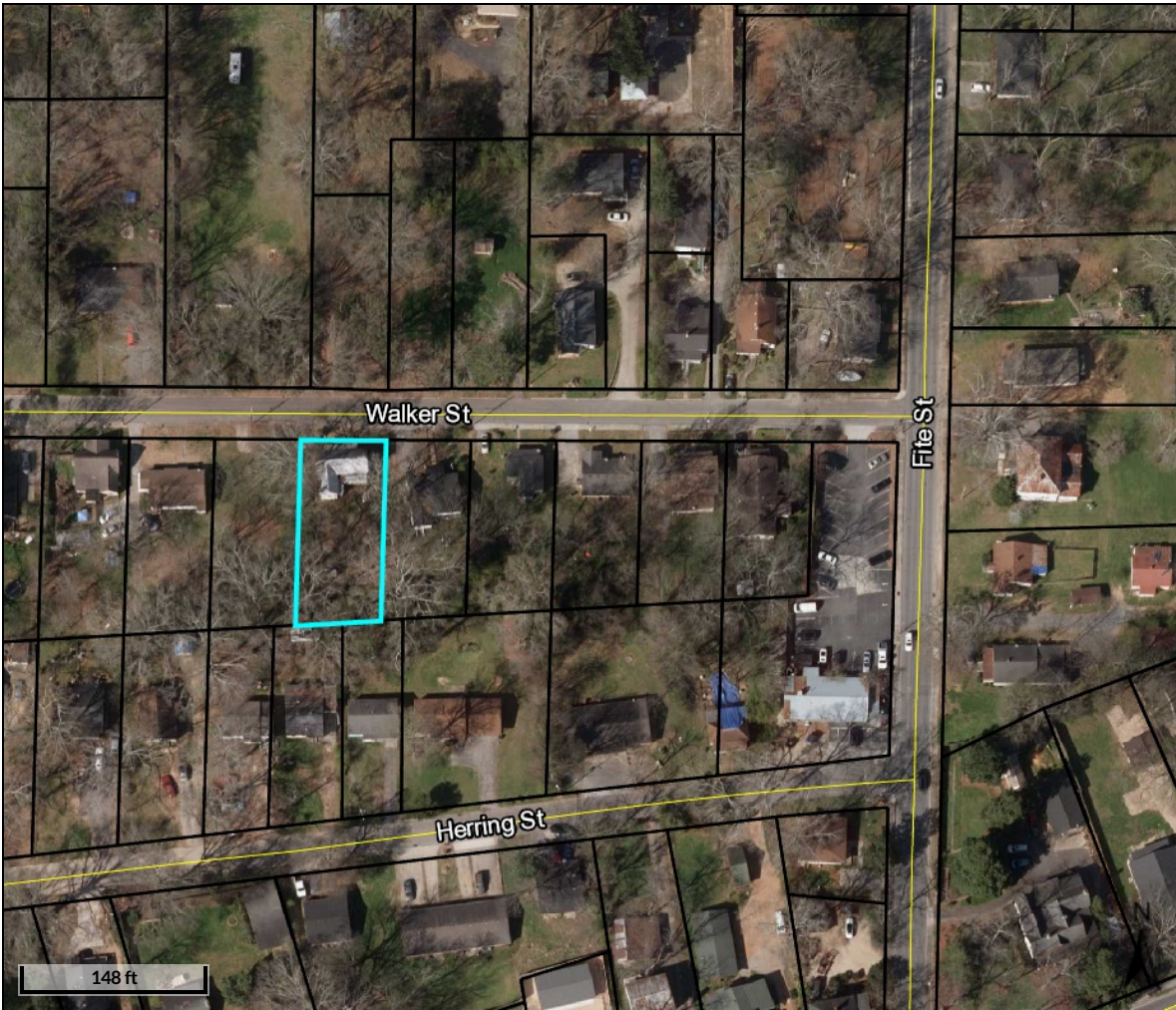


This house type has proved a favorite for Georgians throughout the 19th century. It consists, as the name suggests, of a central hallway or passageway between two rooms. It is distinguished from other types with central hallways by being only one room deep. The central hallway type most frequently has a gabled roof and exterior end chimneys on both ends. The type seems to be fairly evenly distributed across the state, appearing mainly on average-sized farmsteads and on principal residential streets in Georgia's towns and cities. Most examples of the type were built between 1830 and 1930, with clusters occurring in the periods 1840-1860 and 1870-1890.

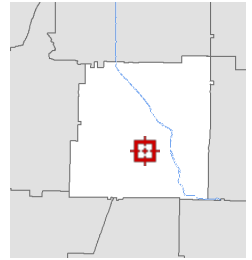
Famous for both its picturesque name and for its distinctive appearance (when found in its rare original state), the dogtrot house has an open passage between two rooms. Like the central hallway house, the dogtrot house is only one room deep and it usually had a gabled roof and exterior end chimneys. Most frequently, the open dogtrot was enclosed at a later date, giving the house the appearance of a central hallway type. Most dogtrot houses in Georgia were constructed in the 1840s and 1850s. The geographic distribution seems to have been fairly uniform, but most of the surviving examples are above the Fall Line.

### Dogtrot






**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	C016-0001-007	<b>Alternate ID</b>	33904	<b>Owner Address</b>	CVILLE WALKER LLC
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		421 OLD OLD ALABAMA RD
<b>Property Address</b>	16 WALKER ST	<b>Acreage</b>	0.22		EMERSON GA 30137
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 525 DIST 4 LT 9				
	(Note: Not to be used on legal documents)				

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

Developed by  **Schneider**  
 GEOSPATIAL



# Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

\*Applicant: Conscience Bay LLC  
 Mailing Address: PO Box 34 Emerson  
Ga 30137 David Munisteri  
 Phone: 404-569-5039

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

## PROCEDURE

### Application Requirements

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

### Application Deadlines

See 3rd page of application for application submittal deadlines.

### Application Representation

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

### Building Permits Requirements

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

### Deadline for Project Completion

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

### Office Use Only

Case Number	<del>2022</del> <b>COP23-01</b>
Date Received	<del>1-12-23</del> <b>1-12-23</b>
Contributing	<u>C</u>
Zoning	<u>R-7</u>
Legal Advertisement	
Notified Adjacent	<del>Yes</del>
HPC Hearing	<del>1-16-23</del> <b>1-17-23</b>
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	<u>006-0001-007</u>

PROJECT INFORMATION

Property Address: 16 Walker St.  
Cartersville Ga 30100

### Existing Building Type:

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

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

### Type of Project (Check all that apply):

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

Start Date: ASAP  
 Anticipated Completion: ~~2021~~ **2023**

Contractor/Consultant/Architect: Three Village  
Construction - David Munisteri

### Precedence of Decisions

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

Conscience Bay, LLC  
PO Box 34  
Emerson Ga. 30137  
September 01, 2020

Mr. David Hardegree  
City of Cartersville  
10 N. Public Square  
Cartersville, Ga. 30120

Ref: 16 Walker St.

Dear Mr. David Hardegree,

I am writing to begin the approval process for demolition of the home located at 16 Walker St. and replace it with a new energy efficient home.

#### Demolition Justification

1. The foundation is in the stage of total failure on all sides of the home.
  - a. The floor in the living room slopes approximately 12" from the high center to the outside walls.
  - b. The floor in the kitchen slopes approximately 12" again from the high center to the outside walls
  - c. The floor in the bedroom is not level by any means.
2. The entire home has suffered extensive termite damage
  - a. The is obvious in the bedroom ceiling
  - b. The living room floor
  - c. All other rooms
3. Windows are all rotten
4. Siding is rotten
5. Roof needs to be replaced
6. Exterior walls are no leaning and are not structurally sound
7. The skeleton of this home is in total failure and is not safe

#### New home

A new home will be constructed per the attached drawings. The home will be constructed to the same standards at the new home at 3 Grassdale Road.

- Siding – Smooth Concrete siding with 5" lap / this provides a better look and is similar to other historical homes in the area.
- Roofing – Architectural shingles



- Windows – Vinyl single hung units with a grill pattern of 3 over one / this pattern is very similar to historic windows in the area
- Brick – if possible we will salvage the bricks from the old home, no matter what bricks will be used around both front and back doors.

#### Energy Efficiency

- The home will be constructed using advanced framing techniques so to provide the most efficient envelop possible.
- The exterior walls will be insulated with spray foam and fiberglass batts.
- The ceiling will have spray foam directly applied to the top of the drywall in the attic.
- The roof decking will be Tech Shield which has a radiant barrier applied to the bottom side of the decking. This will reduce the temperature of the attic 30+ degrees in the summer time
- The HVAC unit will be a mini split type with a SEER rating well exceeding 18
- All light fixtures will use LED bulbs where possible

#### Handicap Accessible

- The home will be constructed on one level so to provide easy passage of people of all ages and abilities
- All the passage doors will be 36" wide to permit passage of a wheel chair or walker easily.
- The master shower will have handicap bars in the shower and around the toilet.
- Shelving in the master closet will be installed in a manner to provide easy access for people of limited mobility.
- All toilets will be the appropriate bars around them to provide support for people.

I look forward to discussing this project further with you and working together. I think the new home will be an asset to the community for a long time.

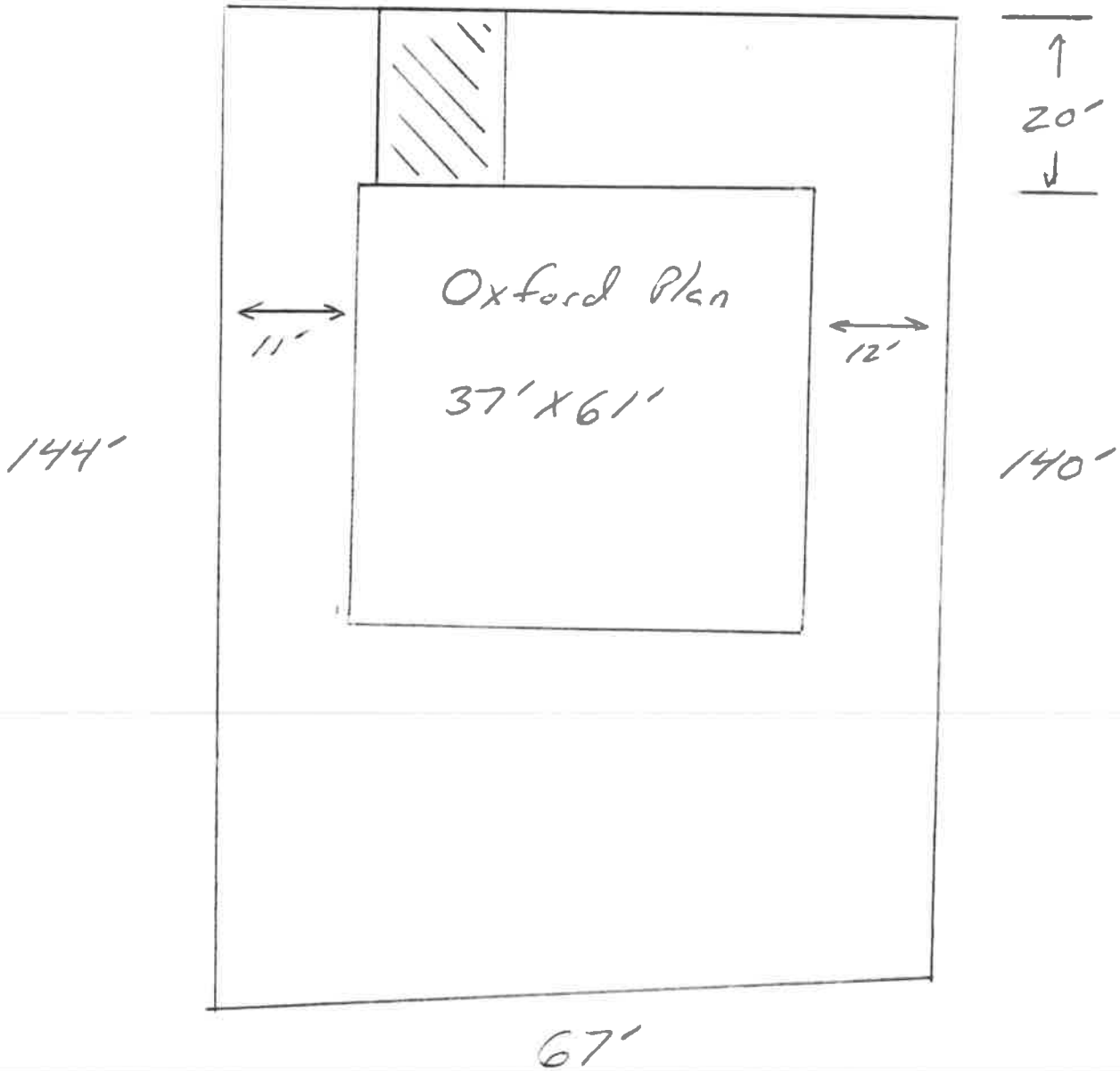
Sincerely,



David Munisteri  
404-569-5039  
damunisteri@gmail.com

Walker St

60'



16 Walker St Site Plan

- (1) Driveway to be concrete
- (2) Home to be pour slab

### GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS), BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
- ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED (CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
- ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTION) SHOWN ARE DIAGRAMMATIC, AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION, ETC) IS NOT PART OF THIS SCOPE
- ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOAD.
- ALL INTERIOR AND EXTERIOR DOORS ARE TO BE 6'-8" TALL UNLESS NOTED OTHERWISE

### BUILDING CODES

- ALL CONSTRUCTION TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.**
- INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
  - INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
  - INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA STATE AMENDMENTS
  - INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
  - INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH 2015 GEORGIA STATE AMENDMENTS
  - INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
  - NATIONAL ELECTRICAL CODE, 2018 EDITION, WITH NO GEORGIA STATE AMENDMENTS (EFFECTIVE 1/1/2018)
  - INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
  - INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
  - 2018 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS

### BUILDING CODE ANALYSIS

<b>CONSTRUCTION TYPE:</b>	(1B)
<b>CONSTRUCTION CLASS:</b>	UNPROTECTED
<b>SPRINKLERED:</b>	NO
<b>SMOKE DETECTORS:</b>	YES
<b>CARBON MONOXIDE:</b>	YES
<b>OCCUPANCY CLASSIFICATION:</b>	RESIDENTIAL (GROUP R-3)
<b>FIRE SEPARATION:</b>	YES (2 HR. FIRE RATED)
<b>NUMBER OF STORIES:</b>	01

### BUILDING HEIGHTS

FIRST FLOOR	8'-0"
SECOND FLOOR	N/A
BUILDING HEIGHTS	19'-0"

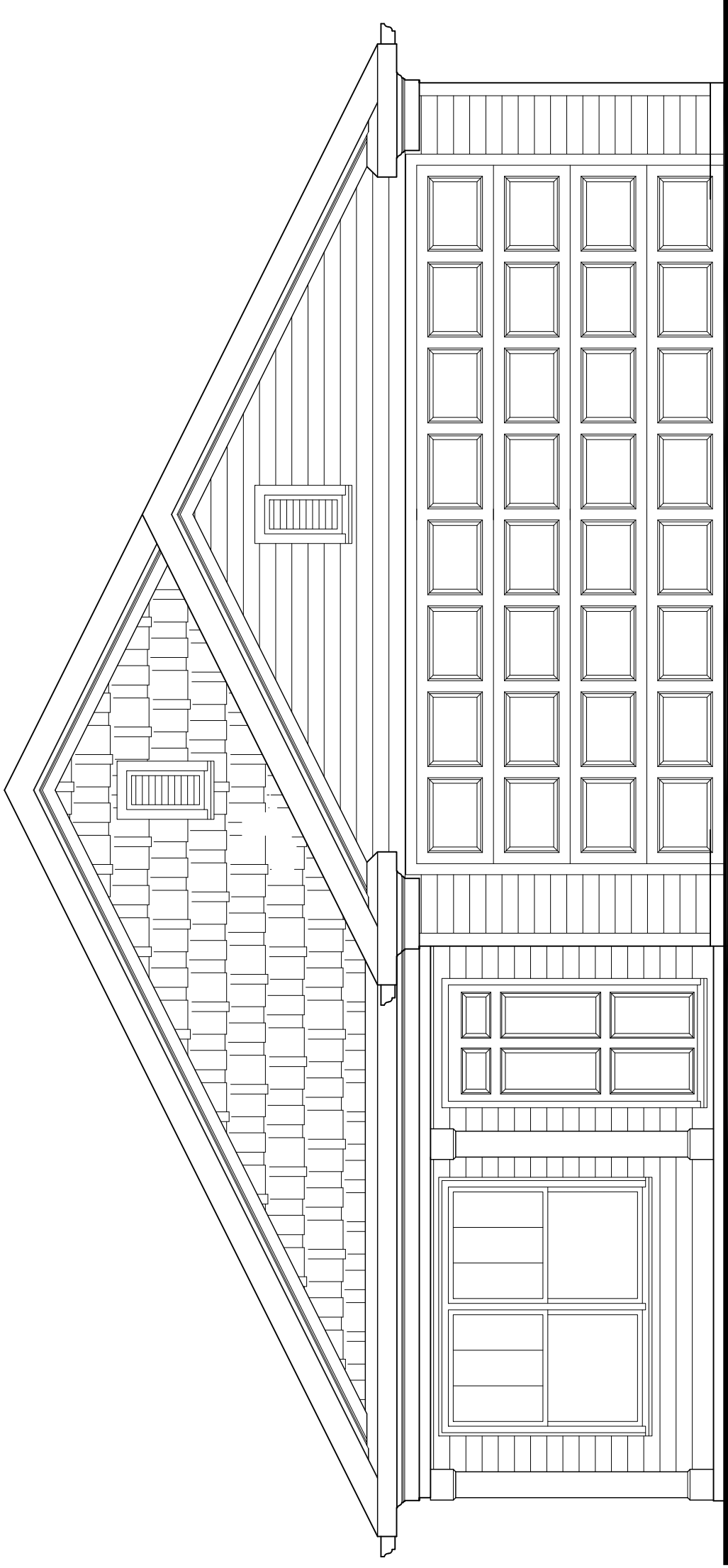
### PROJECT INFORMATION

NEW SINGLE FAMILY RESIDENCE

### OWNERS

Conscience Bay, LLC  
PO Box 34  
Emerson, Ga. 30137  
David Munisteri  
404-569-5039

## OXFORD PLAN



### SHEET INDEX

SHEET	SHEET CONTENT
A-0	FRONT AND REAR ELEVATIONS
A-1	BUILDING FRONT / REAR ELEVATIONS
A-2	BUILDING LEFT / RIGHT ELEVATIONS
A-3	BUILDING SLAB PLAN
A-4	BUILDING FLOOR PLAN
A-5	BUILDING ROOF PLAN
D-1	DETAILS / SECTION

PROJECT:

THE OXFORD PLAN

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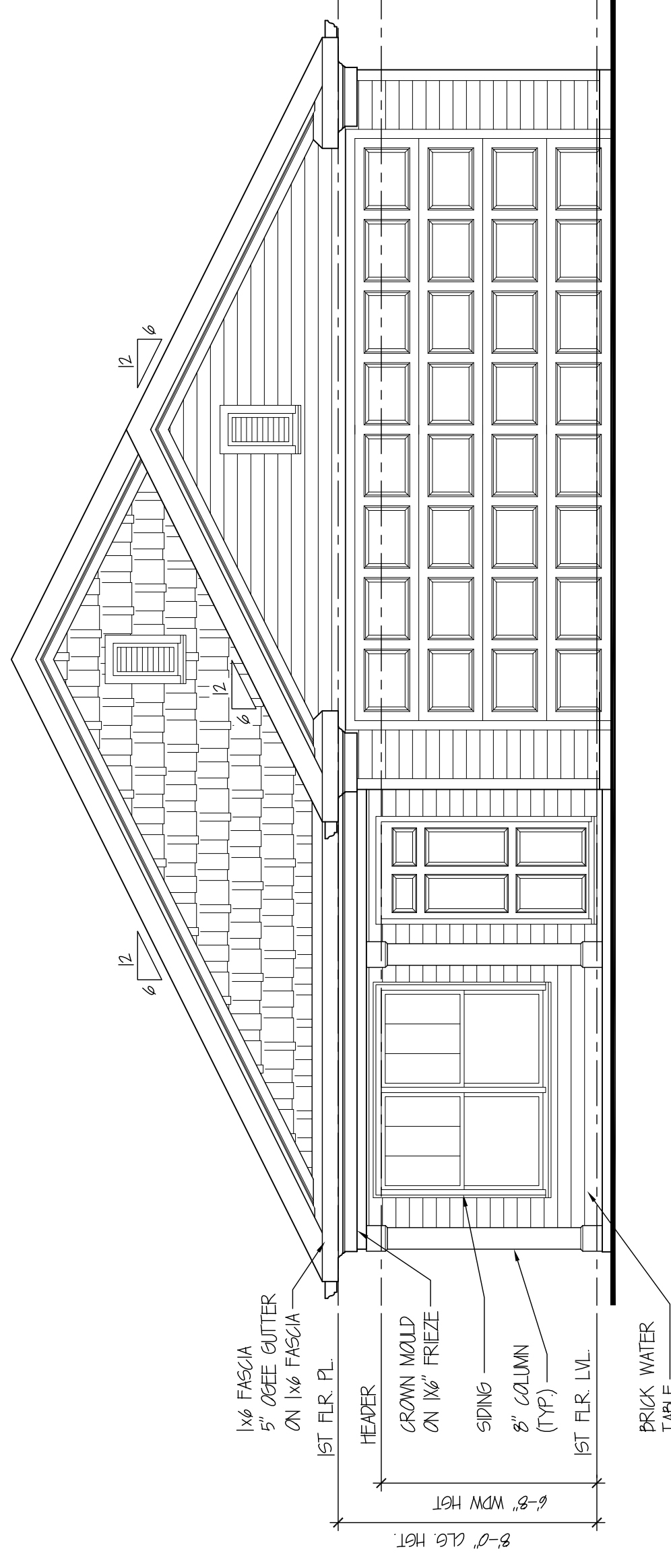
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checked by	--
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revised	
revised	

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sheet no.

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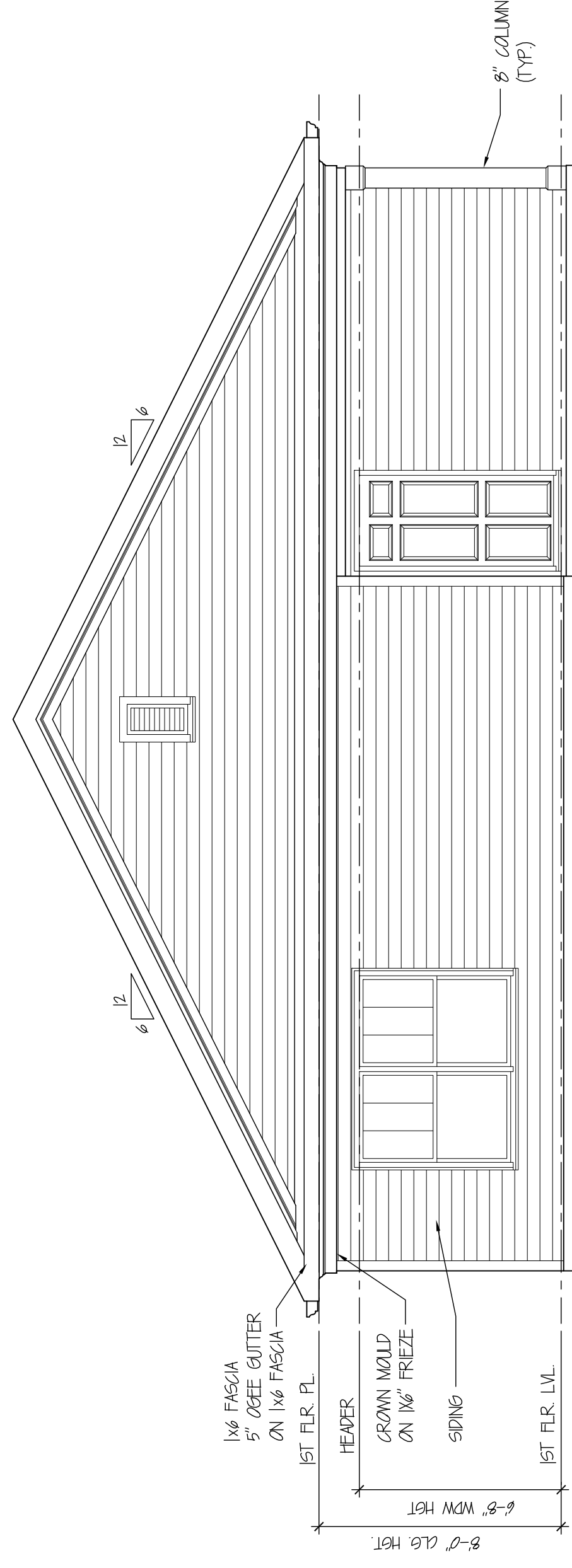
**Cadd assistance corp.**  
DESIGN & DRAFTING  
179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632

**Conscience Bay, LLC**  
PO Box 34  
Emerson, Ga. 30137  
404-569-5039  
David Munisteri



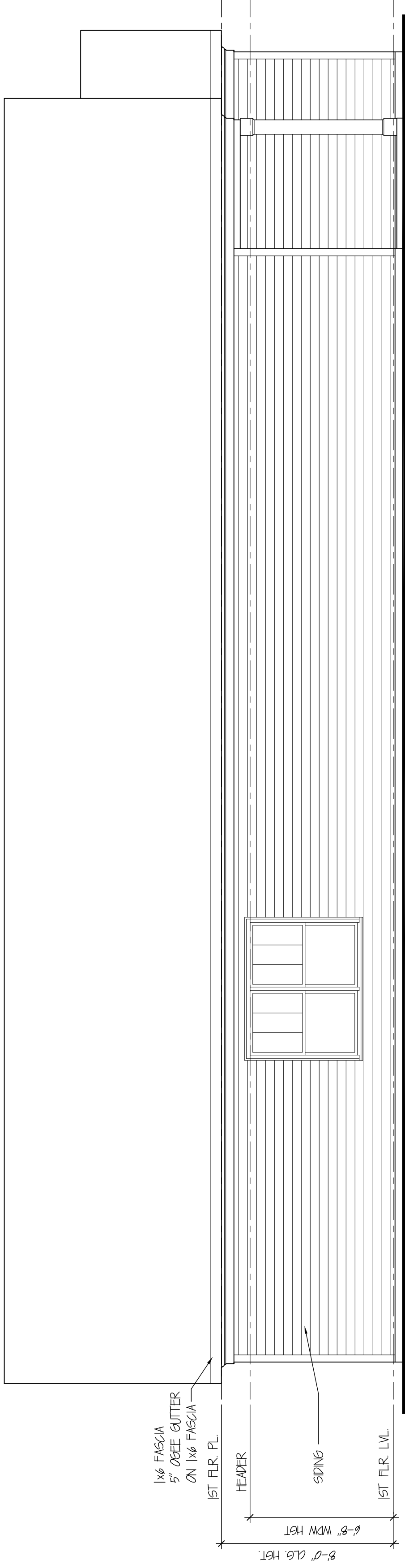
**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



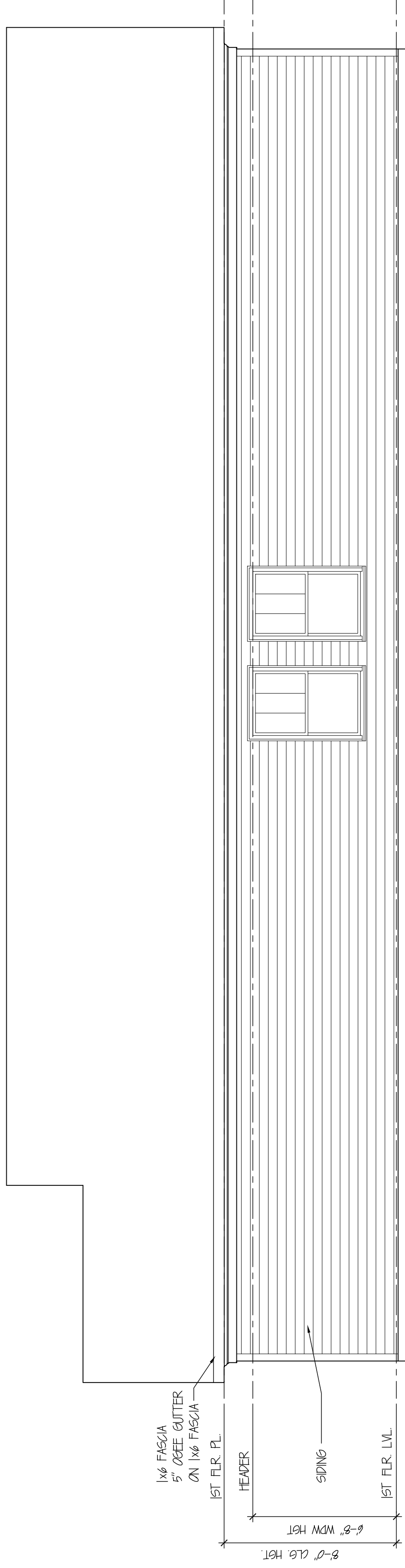
**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



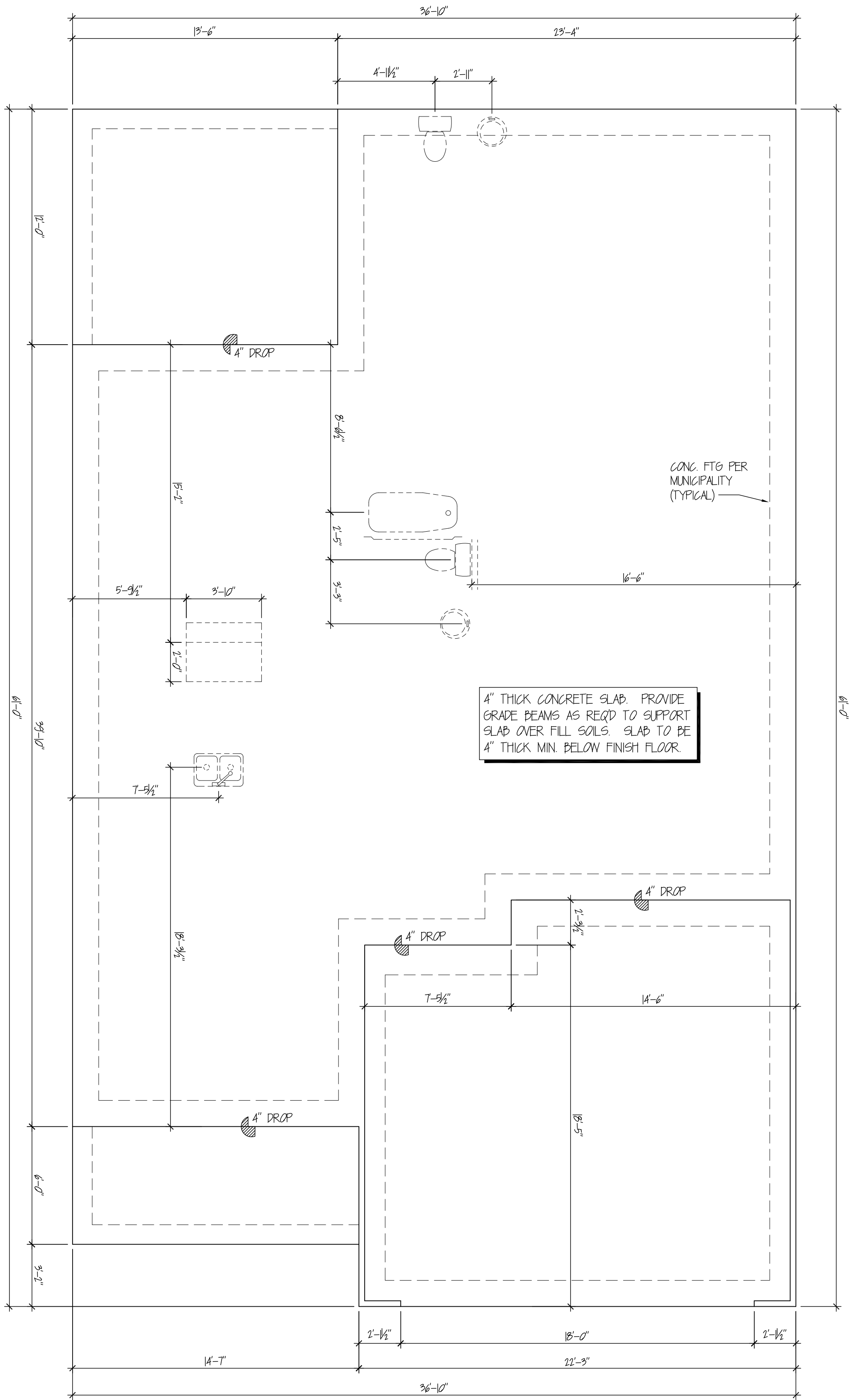
LEFT ELEVATION

SCALE : 1/8" = 1'-0"



RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



**SLAB PLAN**

SCALE : 1/8" = 1'-0"

A-3

Sheet Title

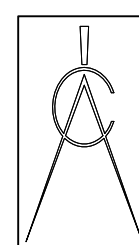
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 REVISED  
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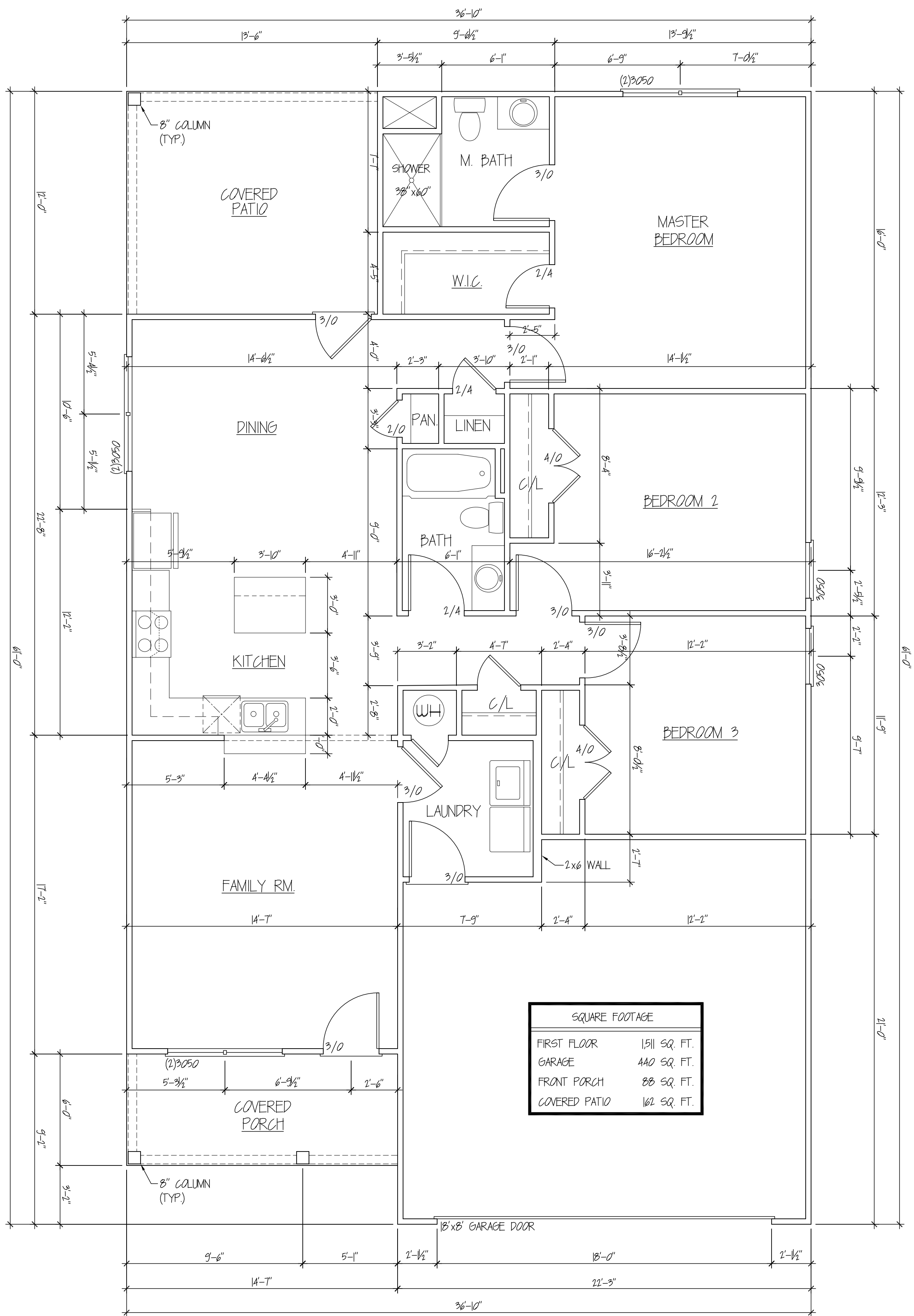
THE OXFORD PLAN

Conscience Bay, LLC

Emerson, Ga. 30137  
 404-569-5039  
 David Munisteri



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 DESIGN & DRAFTING  
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# FLOOR PLAN

SCALE: 1/8" = 1'-0"

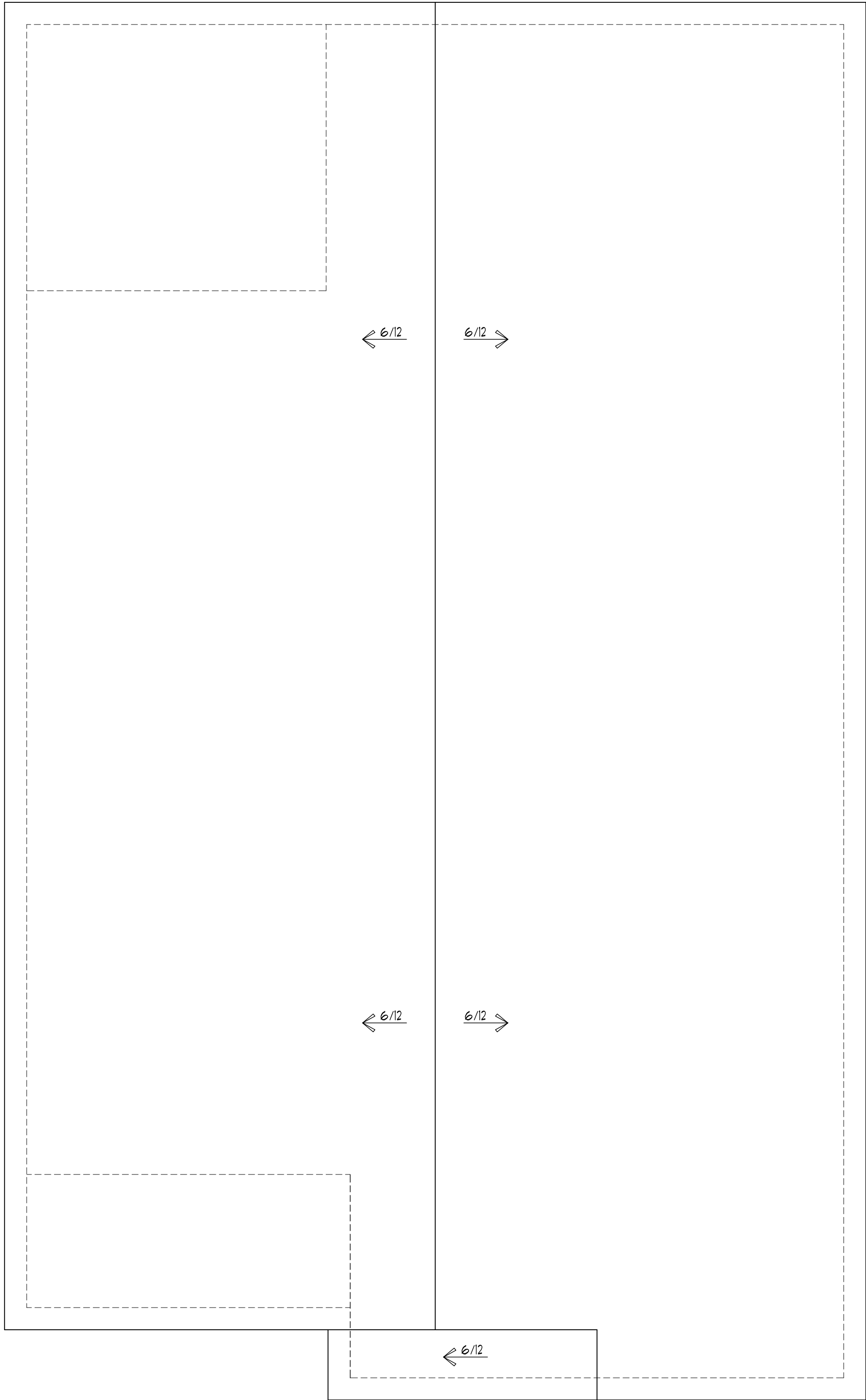
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sheet no.  
**A-4**

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checked by --  
date 08/24/20  
revised  
revised

PROJECT:  
**THE OXFORD PLAN**

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PO Box 34  
Emerson, Ga. 30137  
404-569-5039  
David Munisteri

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**ROOF PLAN**

SCALE : 1/8" = 1'-0"

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Project no.

drawn by

checked by

date

revised

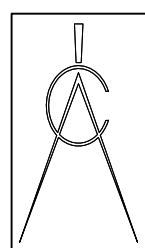
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PROJECT:

THE OXFORD PLAN

Conscience Bay, LLC

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David Munisteri



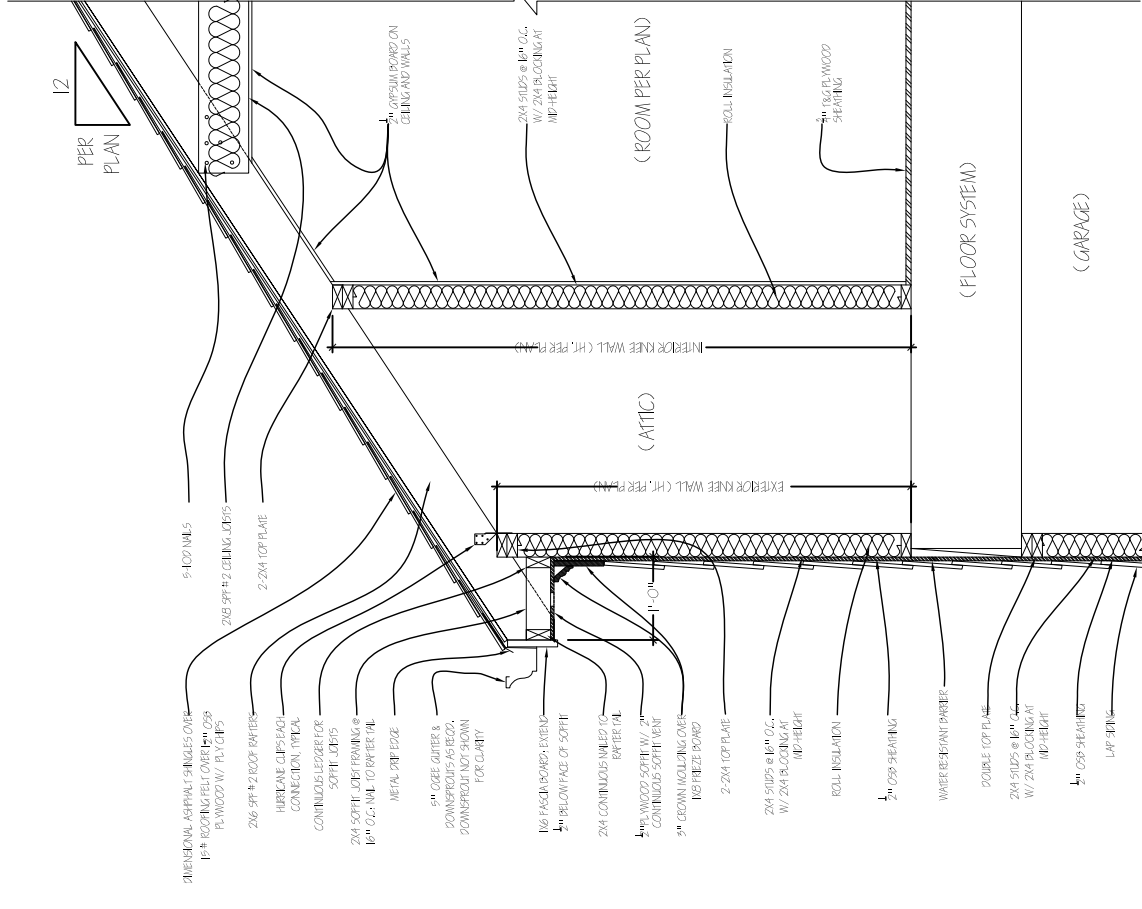
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sheet title

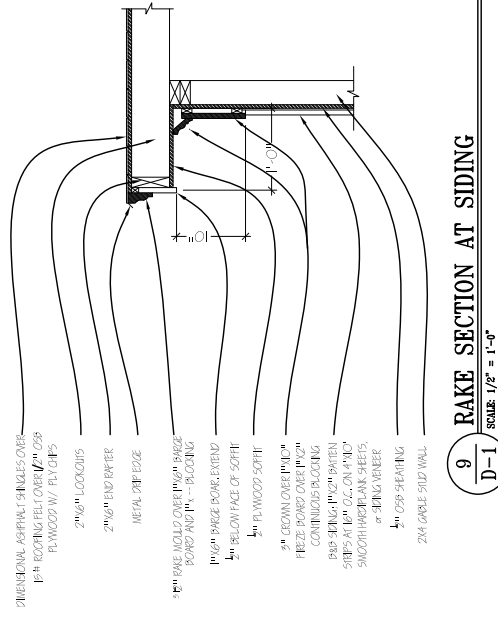
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A-5

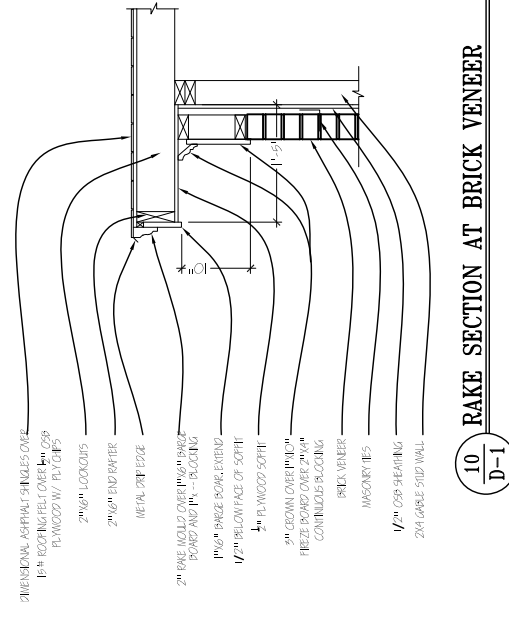




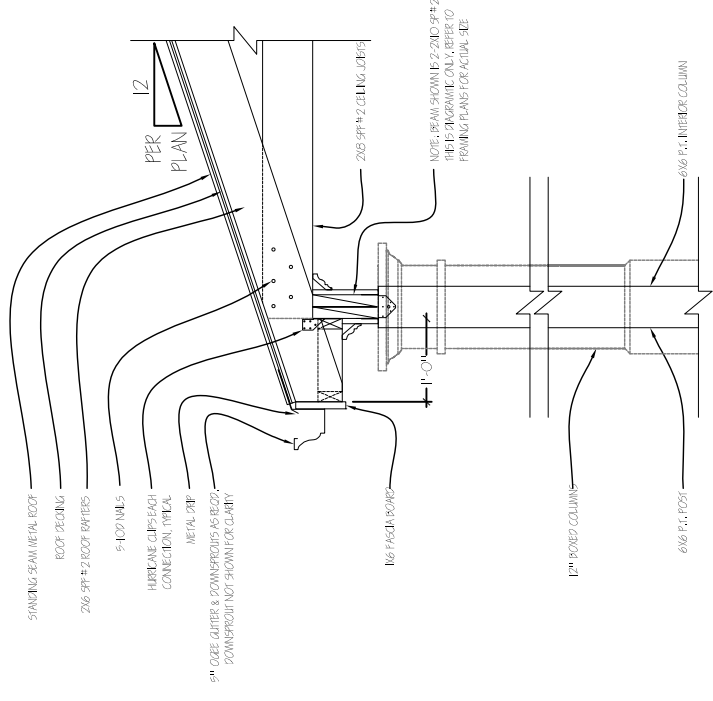
**9 RAFTER FRAMING DETAIL @ KNEE WALL, WHERE OCCURS**  
 D-1  
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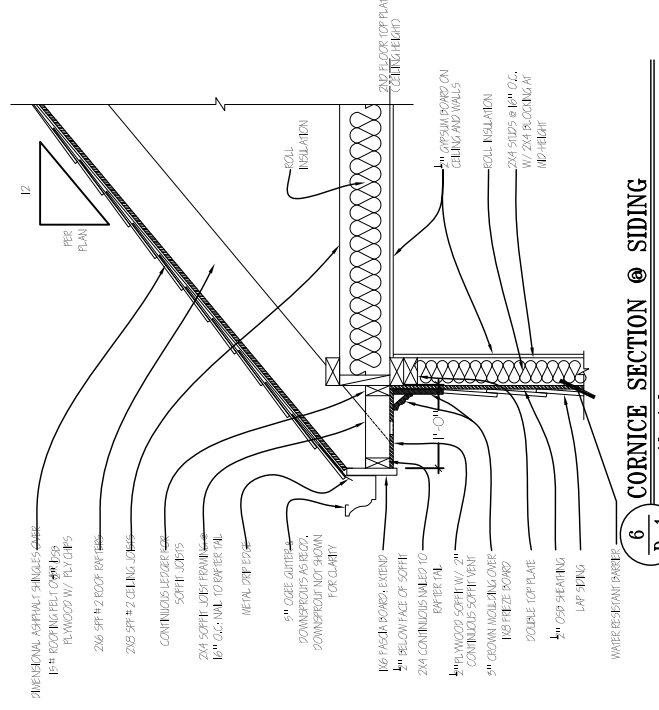
**9 RAKE SECTION AT SIDING**  
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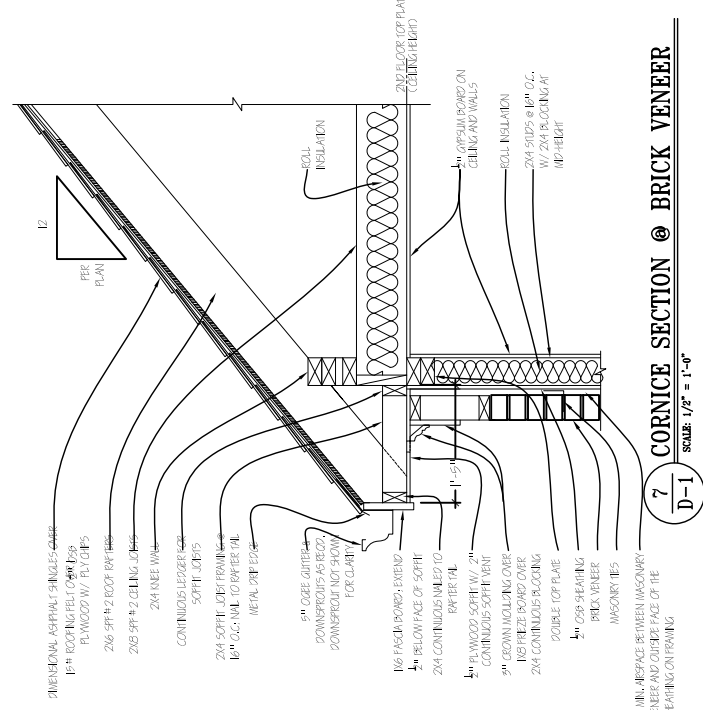
**10 RAKE SECTION AT BRICK VENEER**  
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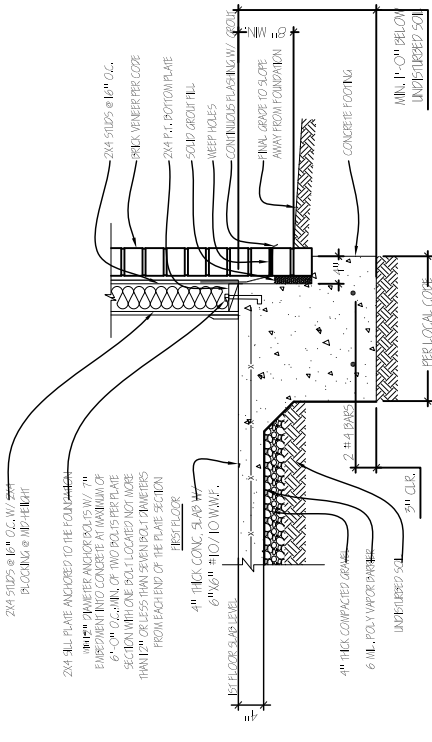
**5 CORNICE SECTION @ PORCH**  
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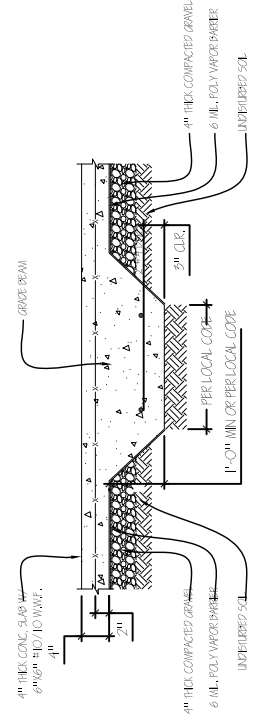
**6 CORNICE SECTION @ SIDING**  
 D-1  
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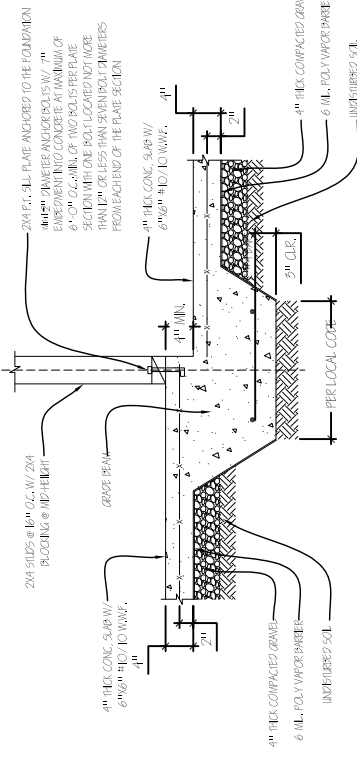
**7 CORNICE SECTION @ BRICK VENEER**  
 D-1  
 scale 1/2" = 1'-0"



**2 MONOLITHIC FOOTING W/ BRICK LEDGE**  
 D-1  
 scale 1/2" = 1'-0"

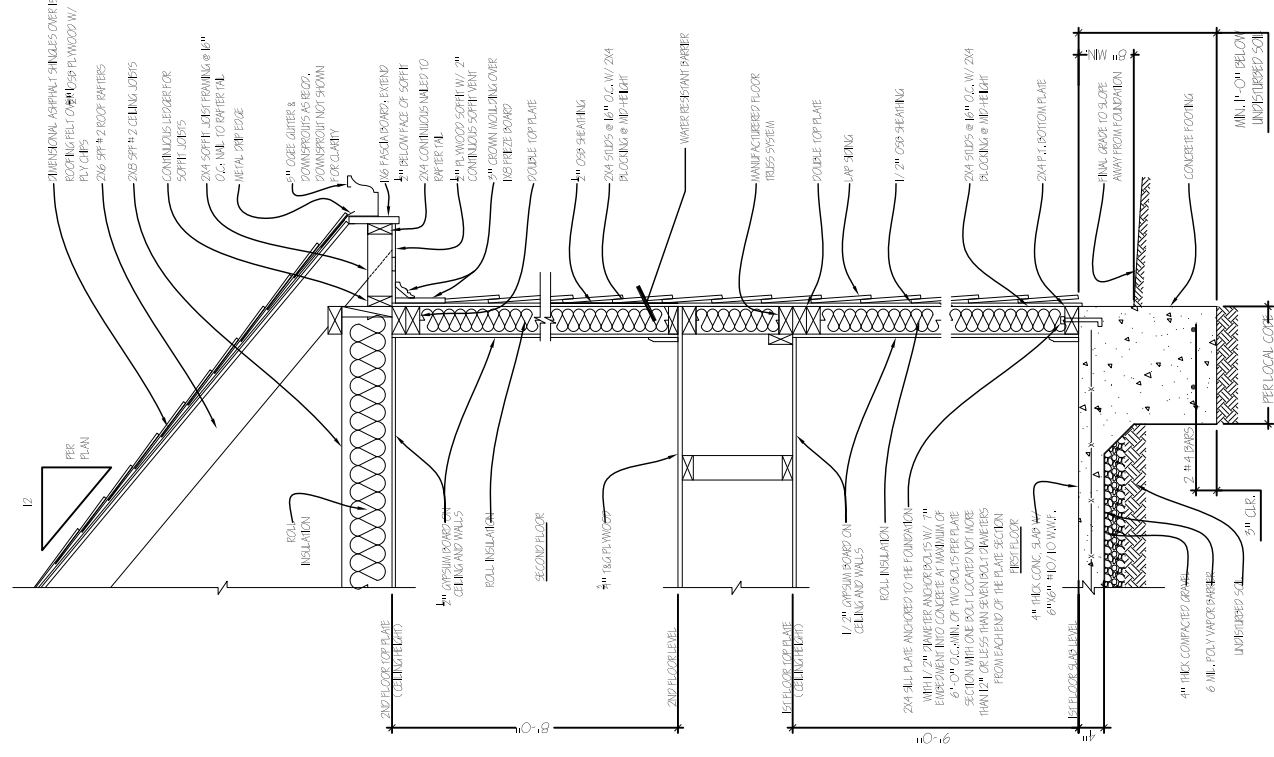


**3 INTERIOR GRADE BEAM**  
 D-1  
 scale 1/2" = 1'-0"



**4 INTERIOR GRADE BEAM @ STEP DOWN**  
 D-1  
 scale 1/2" = 1'-0"

**NOTE:** ALL WEATHER-RESISTIVE BARRIER PAPER, ASPHALT-IMPREGNATED FELT, AND FLASHING SHALL BE APPLIED OVER ALL JOINTS AND PENETRATIONS. ALL WEATHER-RESISTIVE BARRIER PAPER SHALL BE APPLIED OVER ALL JOINTS AND PENETRATIONS. ALL WEATHER-RESISTIVE BARRIER PAPER SHALL BE APPLIED OVER ALL JOINTS AND PENETRATIONS. ALL WEATHER-RESISTIVE BARRIER PAPER SHALL BE APPLIED OVER ALL JOINTS AND PENETRATIONS.



**1 TYP. WALL SECTION**  
 D-1  
 scale 1/2" = 1'-0"

PICTURES PER SITE VISIT 9-2-2020



FRONT- RIGHT SIDE VIEW TO REAR



STARTING POINT- REAR YARD  
LOOKING TOWARD REAR OF  
HOUSE.



PICTURES PER SITE VISIT 1-13-23

