



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP23-02 (form. COP 20-27)

HPC Meeting 01/17/2023

Application Information

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

Summary Description: New home construction

* The original COP application, COP20-27, for the same scope of work, was approved by the HPC on 9/15/2020. The work never began. The purpose of this COP is to re-approve the project and “re-start the clock” for construction and completion.

Applicable Guidelines to Consider:

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

Project Scope:

1. This is currently a vacant lot.
2. Construct new home per plans. Similar or identical to 16 Walker St., COP23-01 (form. COP20-26).

Staff Comments:

History of the Property- This is currently a vacant lot. The original house was demolished between around 2008 per BPO8-152. However, a copy of the permit is not in the city records. Basic information on the original house was documented in the GHRS.

No previous COPs on file.

Analysis of the COP:

The applicant wishes to build a new house at 20 Walker Street similar or identical to 16 Walker St. (COP23-01, form. COP20-26).

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 not provided, but the structure will have to meet the minimum building setbacks: 20ft- front; 20ft- rear; 8ft. side. 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.

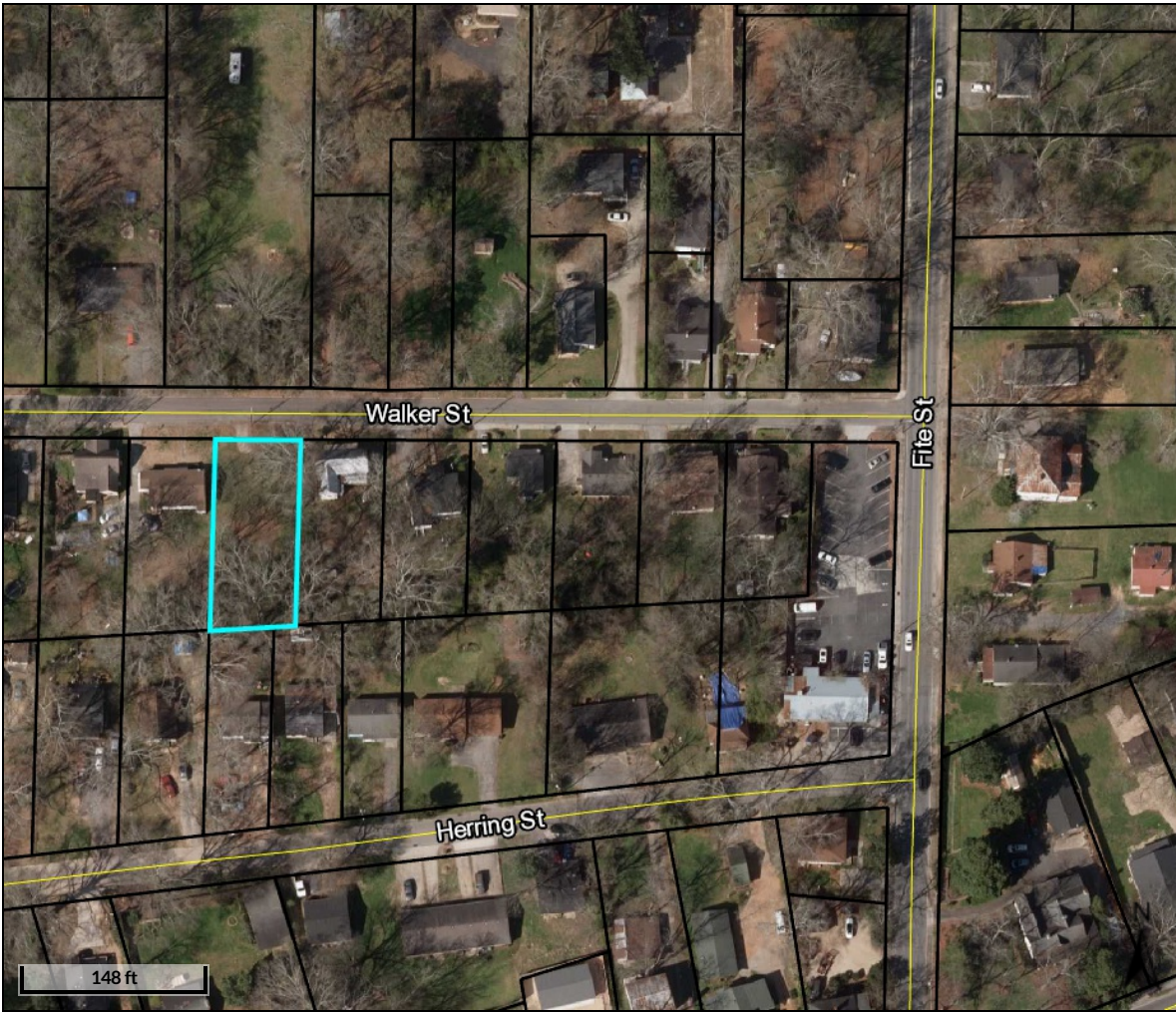
Commissioners Work Sheet

Materials:

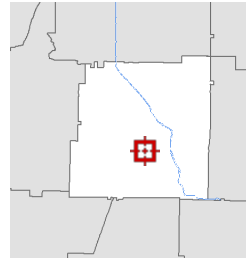
	Existing Materials	Materials to be Used
Roof		Asphalt/ 6/12 pitch
Siding		Cement board, smooth, 5" lap
Windows/Shutters		Vinyl, SH, 3/1
Doors		Wood/ metal
Exterior Lighting		
Foundation		Concrete slab
Deck		
Steps		
Porches		Same as house
Driveway		Concrete

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.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C016-0001-008	Alternate ID	33905	Owner Address	GEOPROPERTY PRESERVATION INC
Sec/Twp/Rng	n/a	Class	Residential		ATTN JASON GEORGE
Property Address	20 WALKER ST	Acreeage	0.22		50 KNOLL DR
					LA FAYETTE GA 307287403
District	Cartersville				
Brief Tax Description	LOT 8 RUCKMAN S/D LL 525 LD 4				
	<i>(Note: Not to be used on legal documents)</i>				

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: Courseville Day LLC
 Mailing Address: PO Box 34 Emerson Ga
30137 [David Munsterer]
 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

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

Application Representation

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

Building Permits Requirements

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

Deadline for Project Completion

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

<i>Office Use Only</i>	
Case Number	<u>COP20-27</u>
Date Received	<u>9-2-2020</u>
Contributing	<u>NC</u>
Zoning	<u>R-7</u>
Legal Advertisement	_____
Notified Adjacent	_____
HPC Hearing	<u>9-15-2020</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C016-0001-008</u>

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Property Address: 20 Walker St.

Existing Building Type:

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

Brief Project Description (example: addition of sunroom, installation of fence)
Single Farm Ranch Home

Type of Project (Check all that apply)

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

Start Date: Fall 2020

Anticipated Completion: Spring 2021

Contractor/Consultant/Architect: Phoen Village
Construction

Precedence of Decisions

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

APPLICATION CHECKLIST

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

New Buildings and New Additions

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

Major Restoration, Rehabilitation, or Remodeling

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

Minor Exterior Changes

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

Site Changes – Parking areas, Drives, Walks

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

Site Changes – Fences, Walls, Systems

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

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

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

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

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

PROJECT DESCRIPTION

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

New home design using
same materials as 16
Walker same plan

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 9/3/00 SIGNATURE [Signature]

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

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

BUILDING HEIGHTS

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

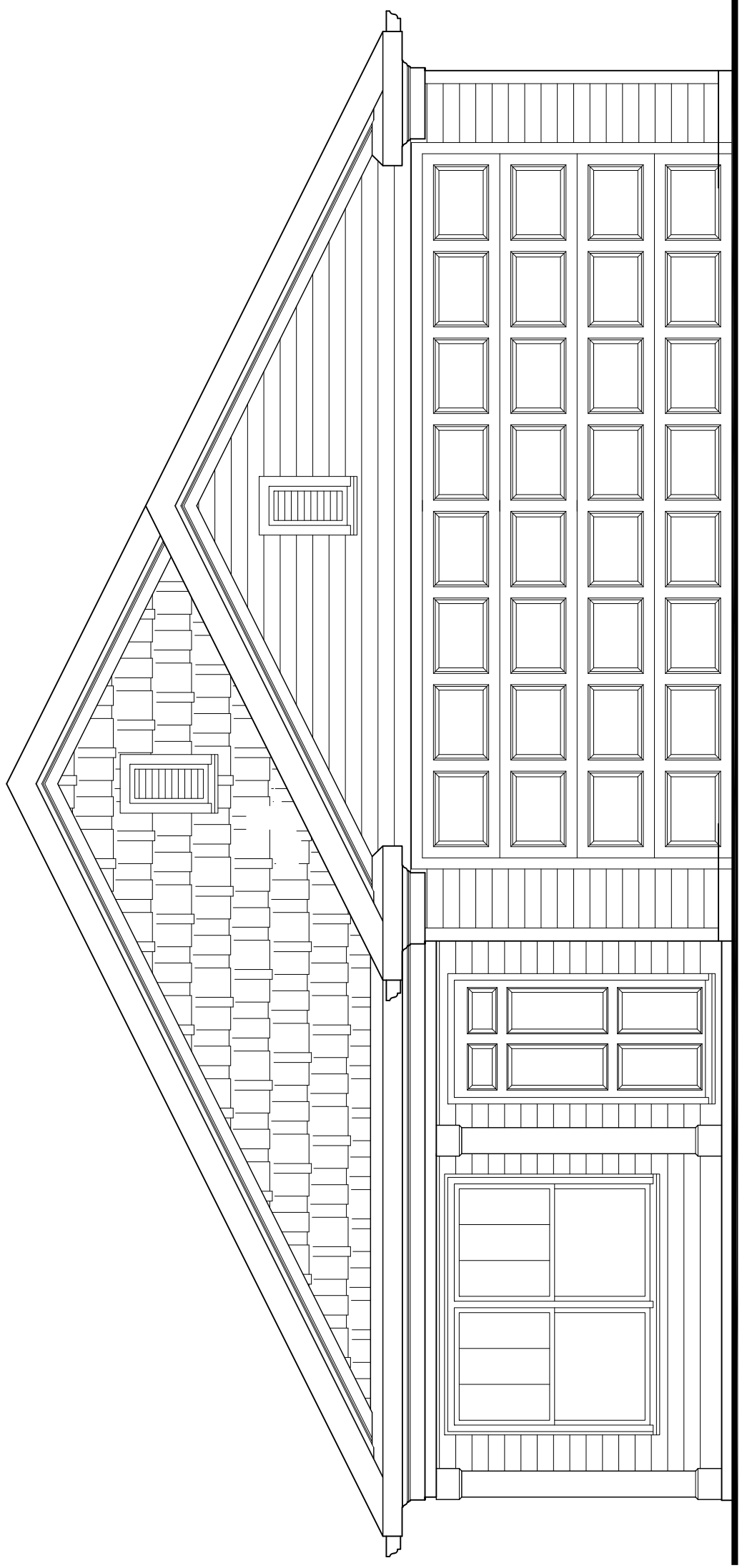
PROJECT INFORMATION

NEW SINGLE FAMILY RESIDENCE

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

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



OXFORD PLAN

Cadd Assistance Corp.
 DESIGN & DRAFTING
 179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632

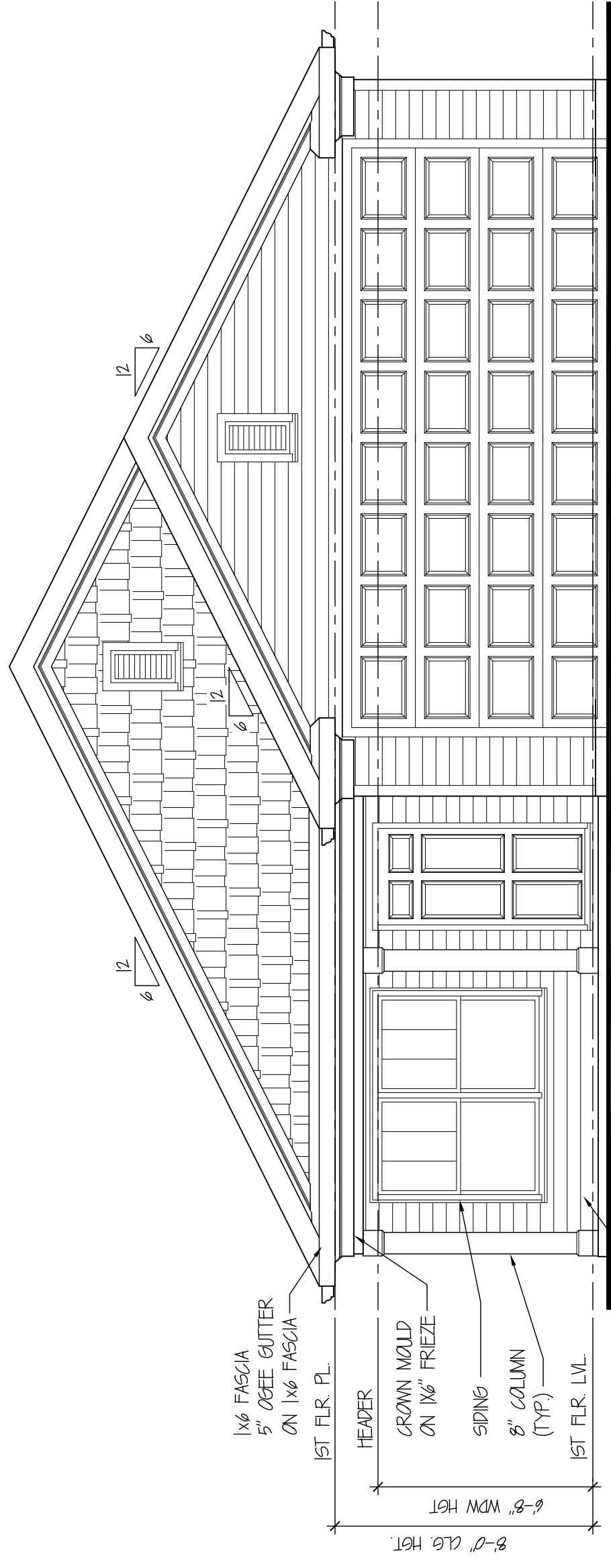
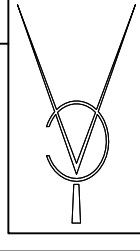
Conscience Bay, LLC
 PO Box 34
 Emerson, Ga. 30137
 404-569-5039
 David Munisteri

PROJECT: **THE OXFORD PLAN**

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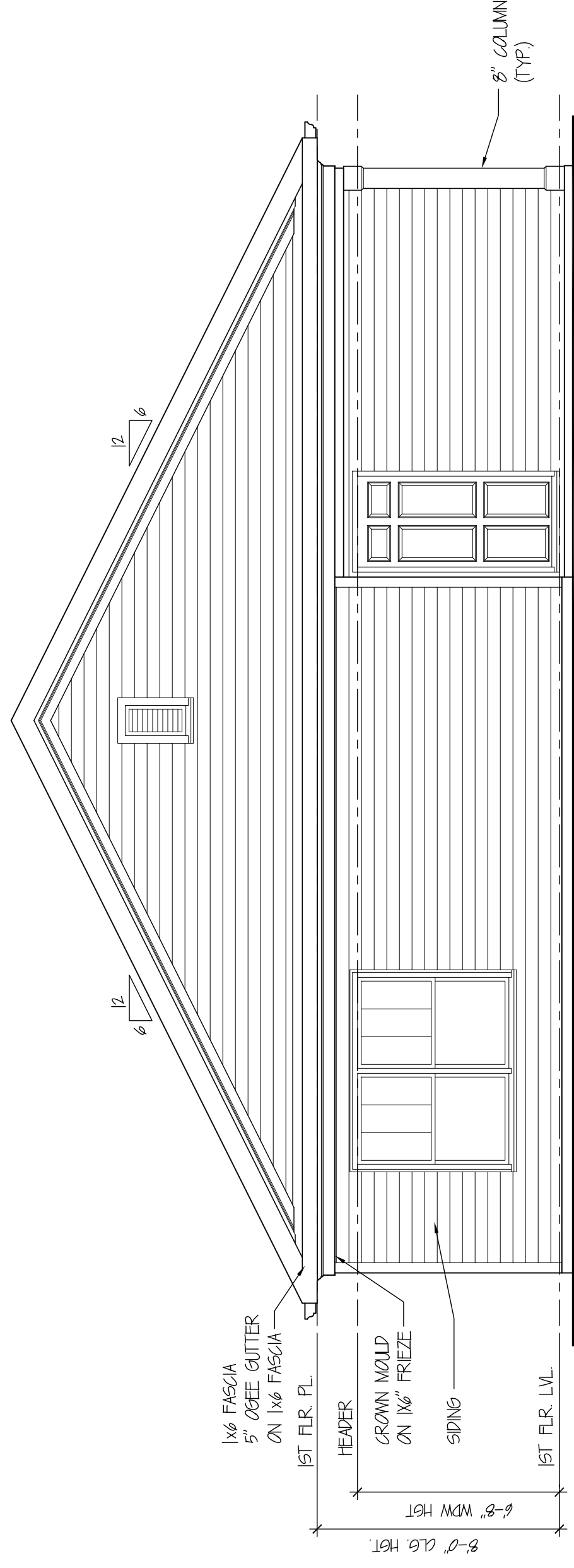
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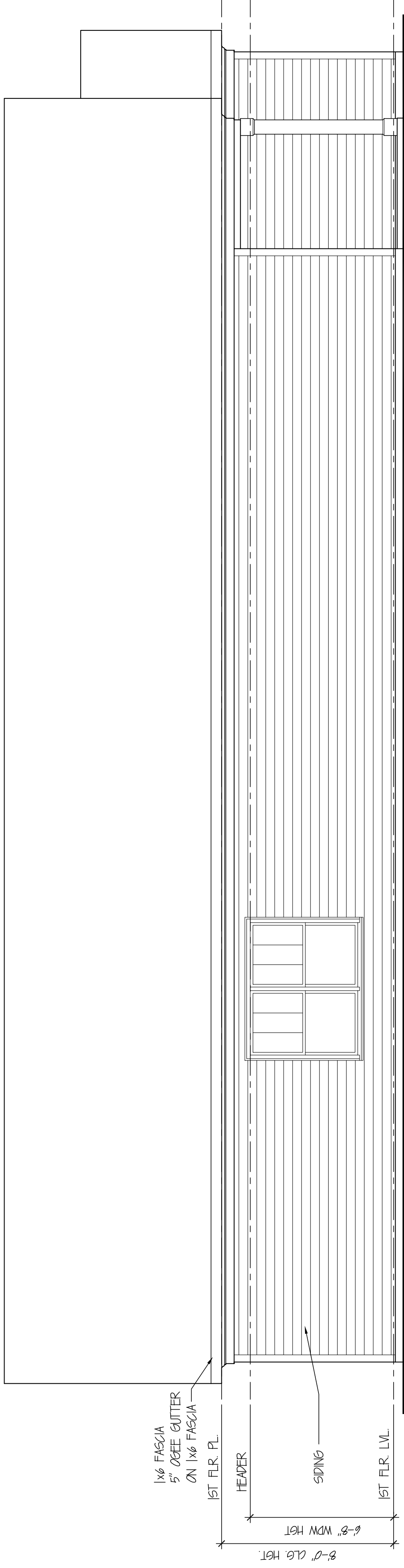
FRONT ELEVATION

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



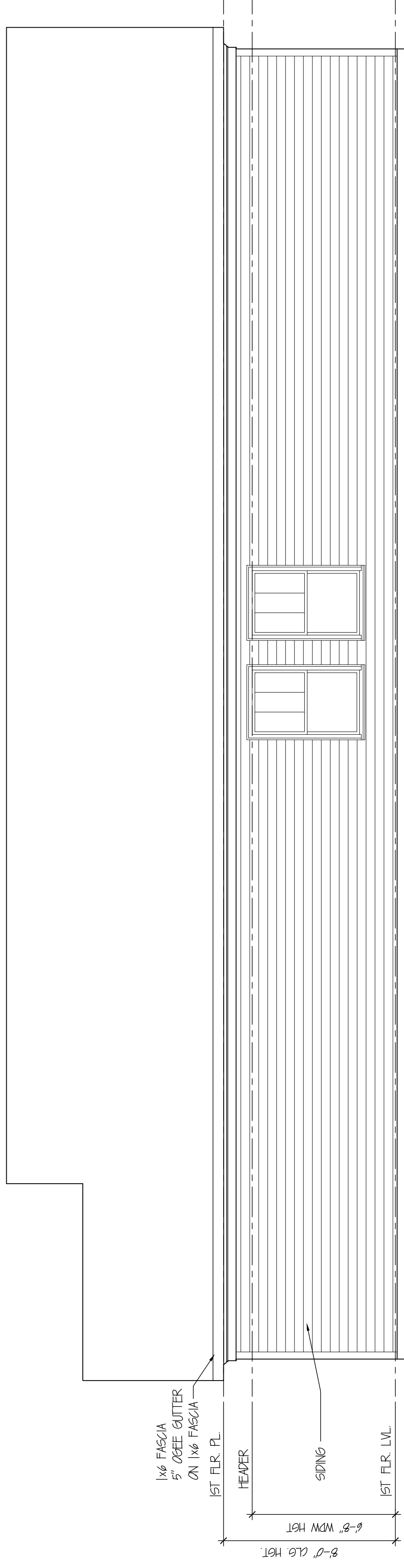
REAR ELEVATION

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



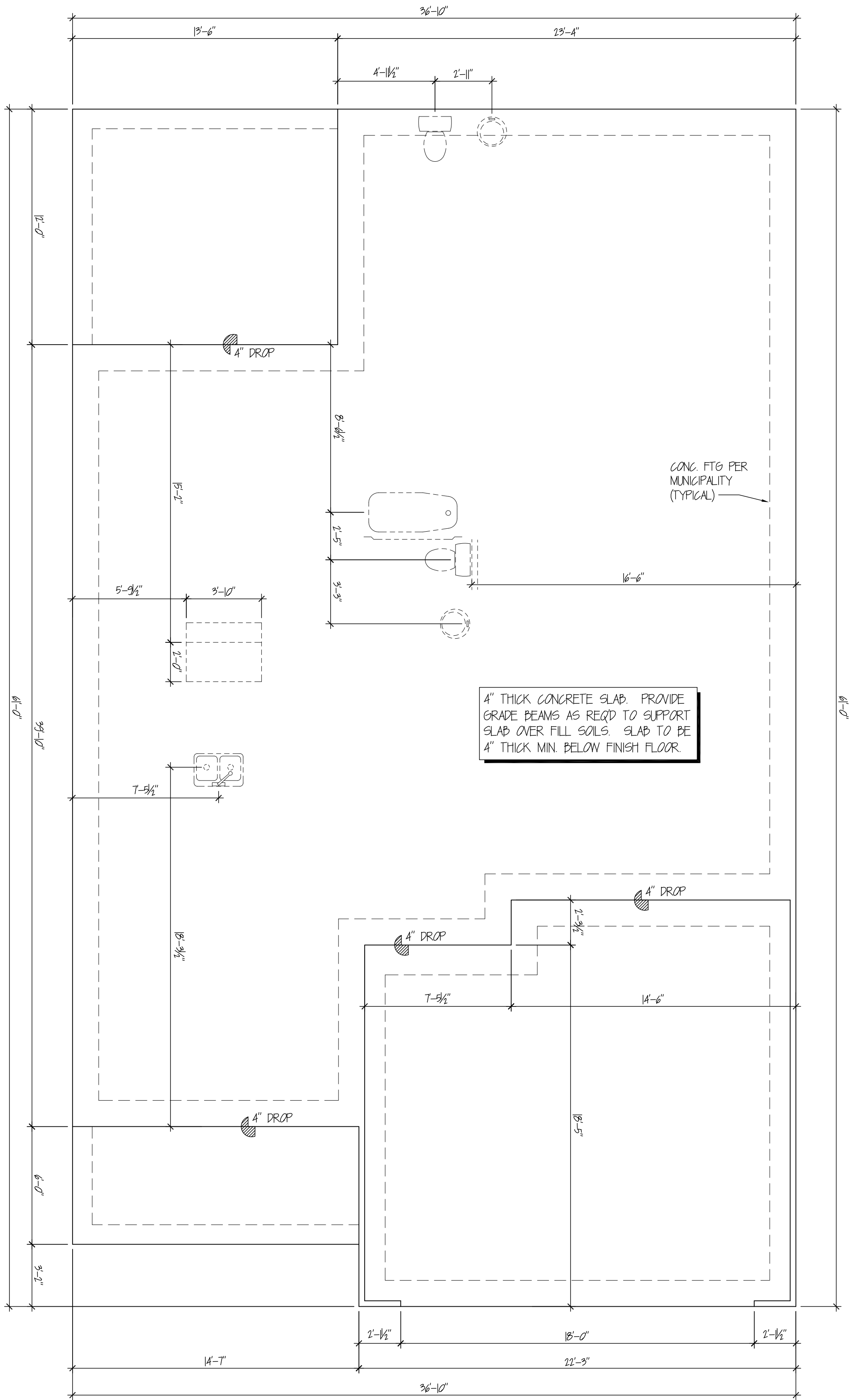
LEFT ELEVATION

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



RIGHT ELEVATION

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



4" THICK CONCRETE SLAB. PROVIDE GRADE BEAMS AS REQD TO SUPPORT SLAB OVER FILL SOILS. SLAB TO BE 4" THICK MIN. BELOW FINISH FLOOR.

CONC. FTG PER MUNICIPALITY (TYPICAL)

SLAB PLAN

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

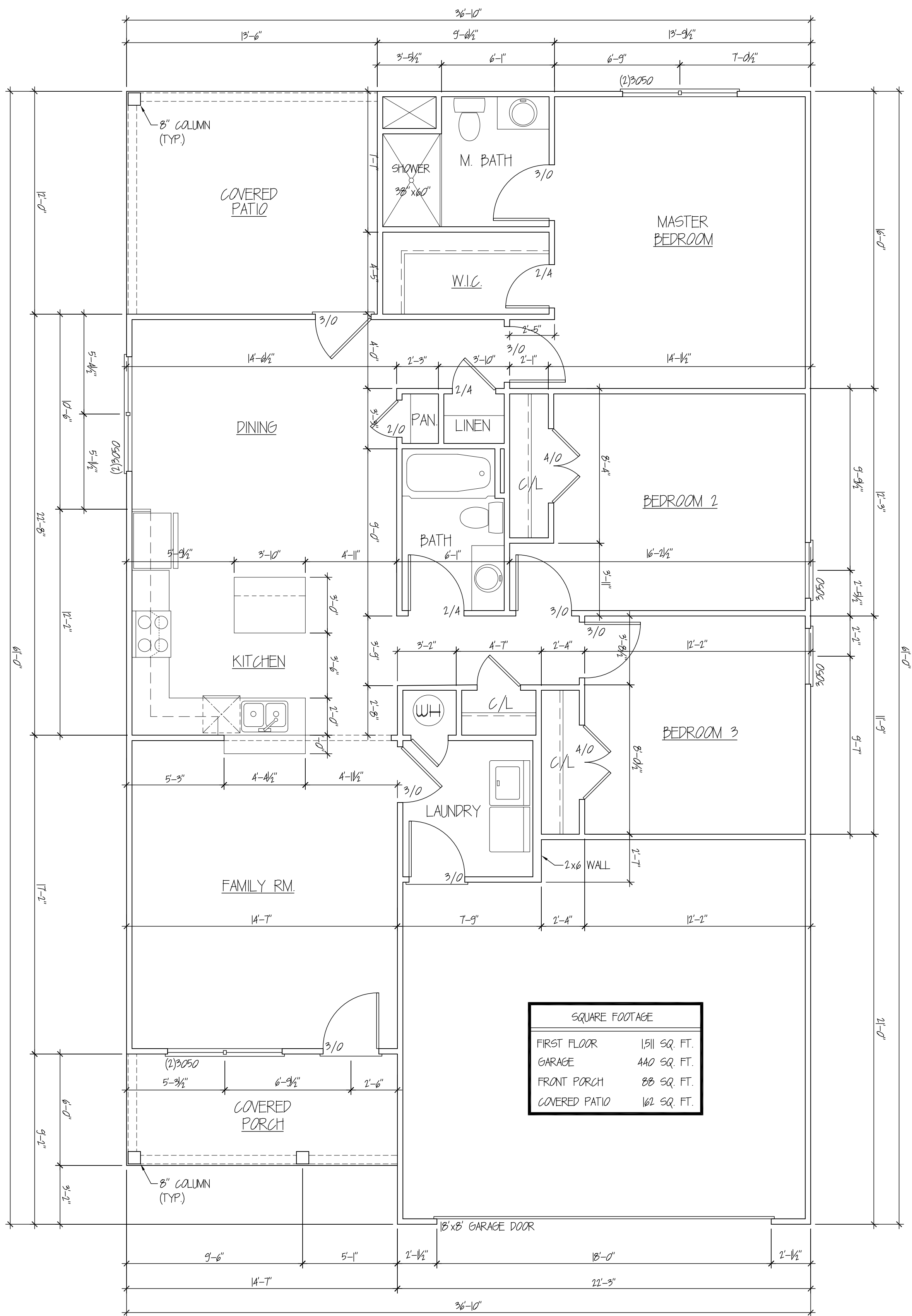
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CHECKED BY
DATE
REVISED
REVISED

PROJECT:
THE OXFORD PLAN

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

Cadd assistance corp.
DESIGN & DRAFTING
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FLOOR PLAN

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

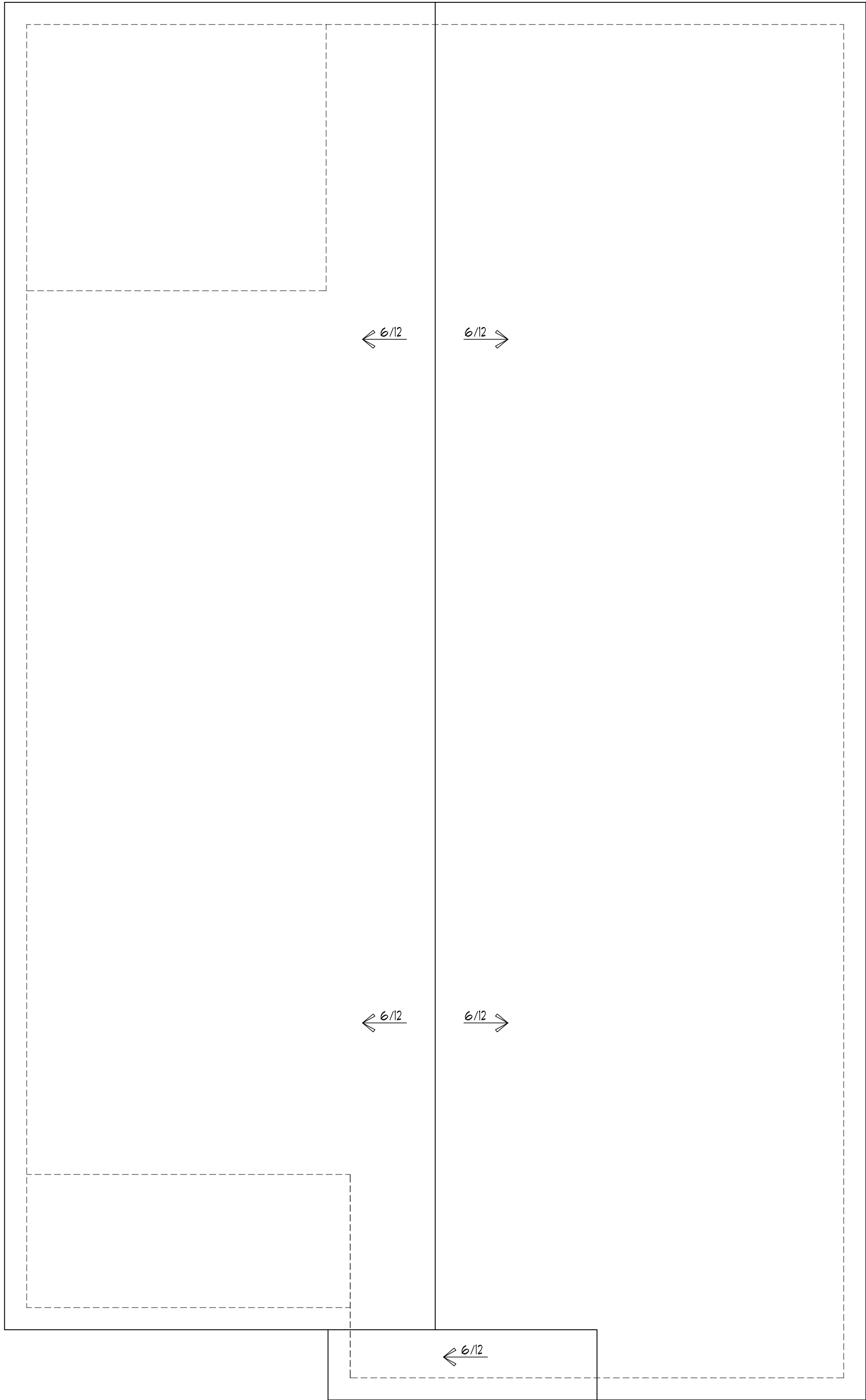
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ROOF PLAN

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

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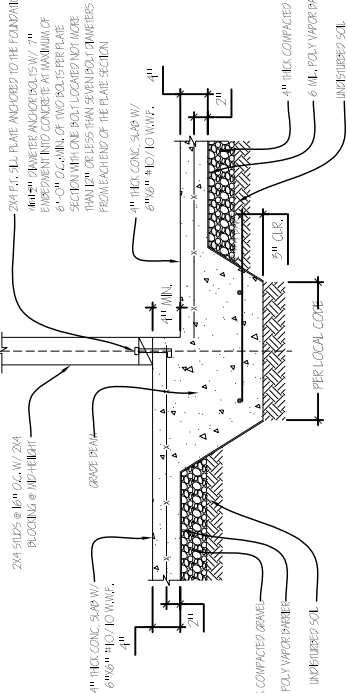
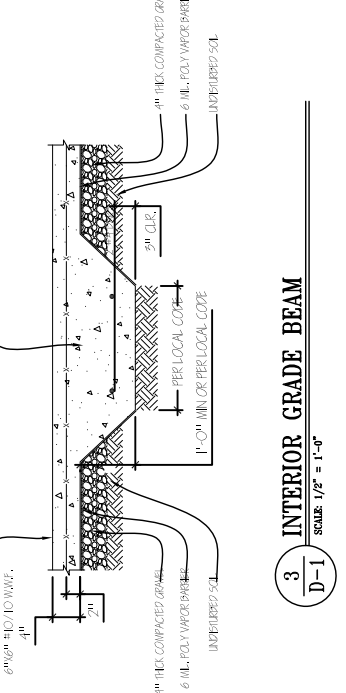
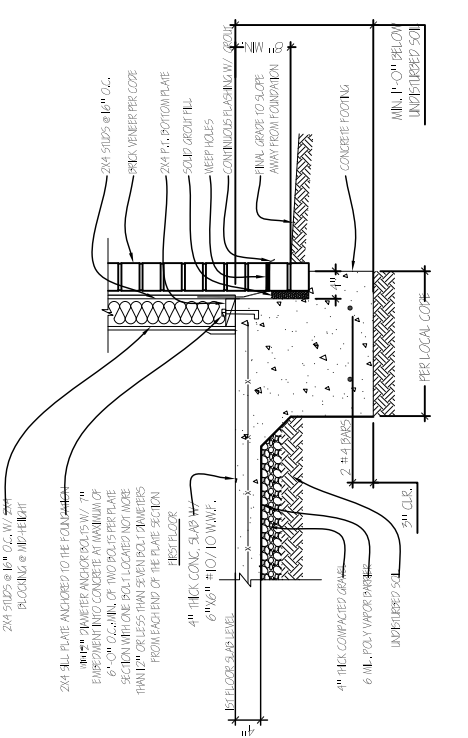
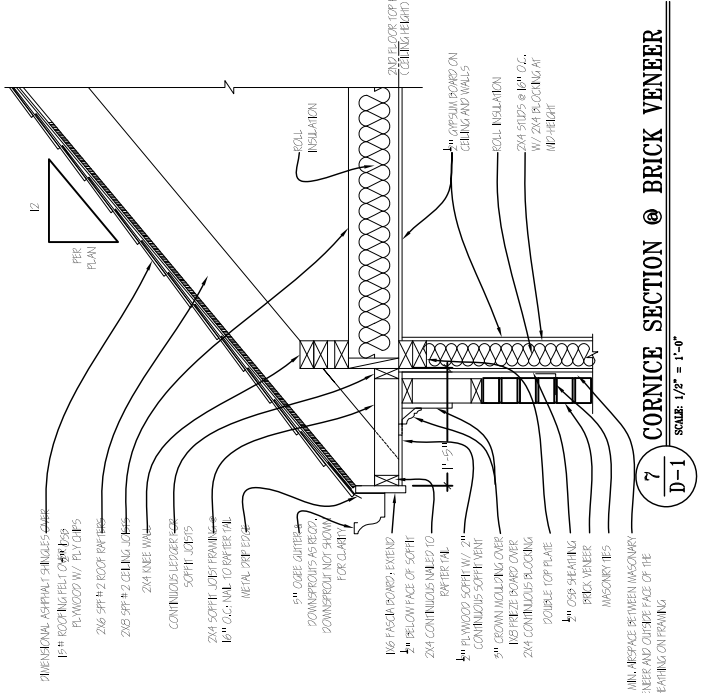
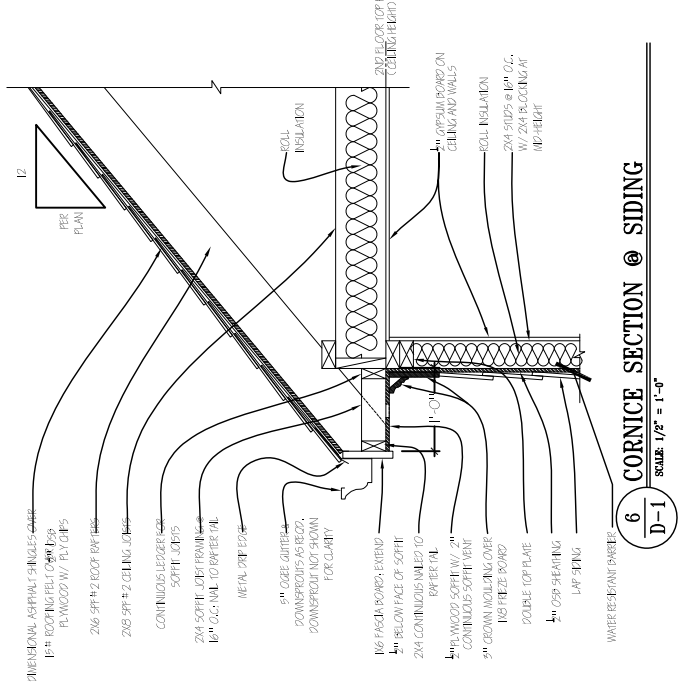
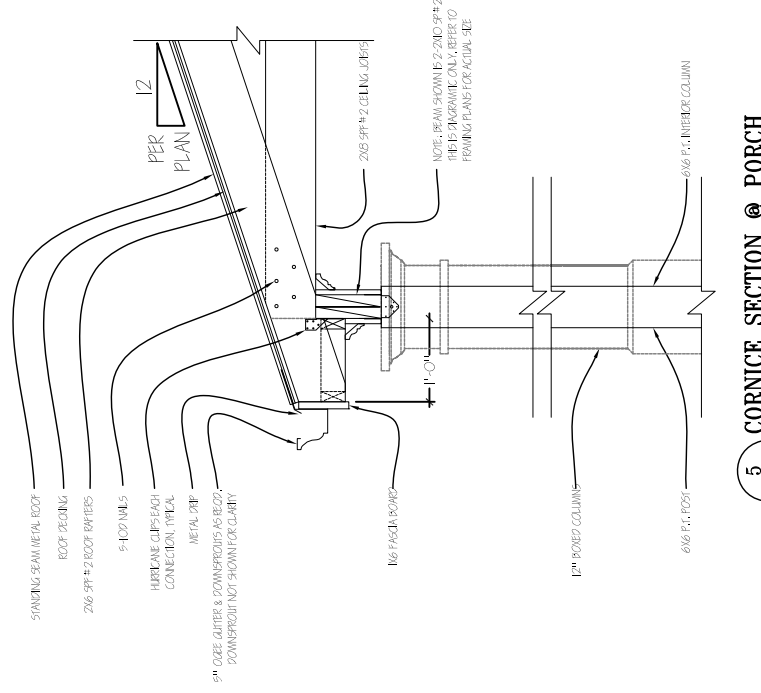
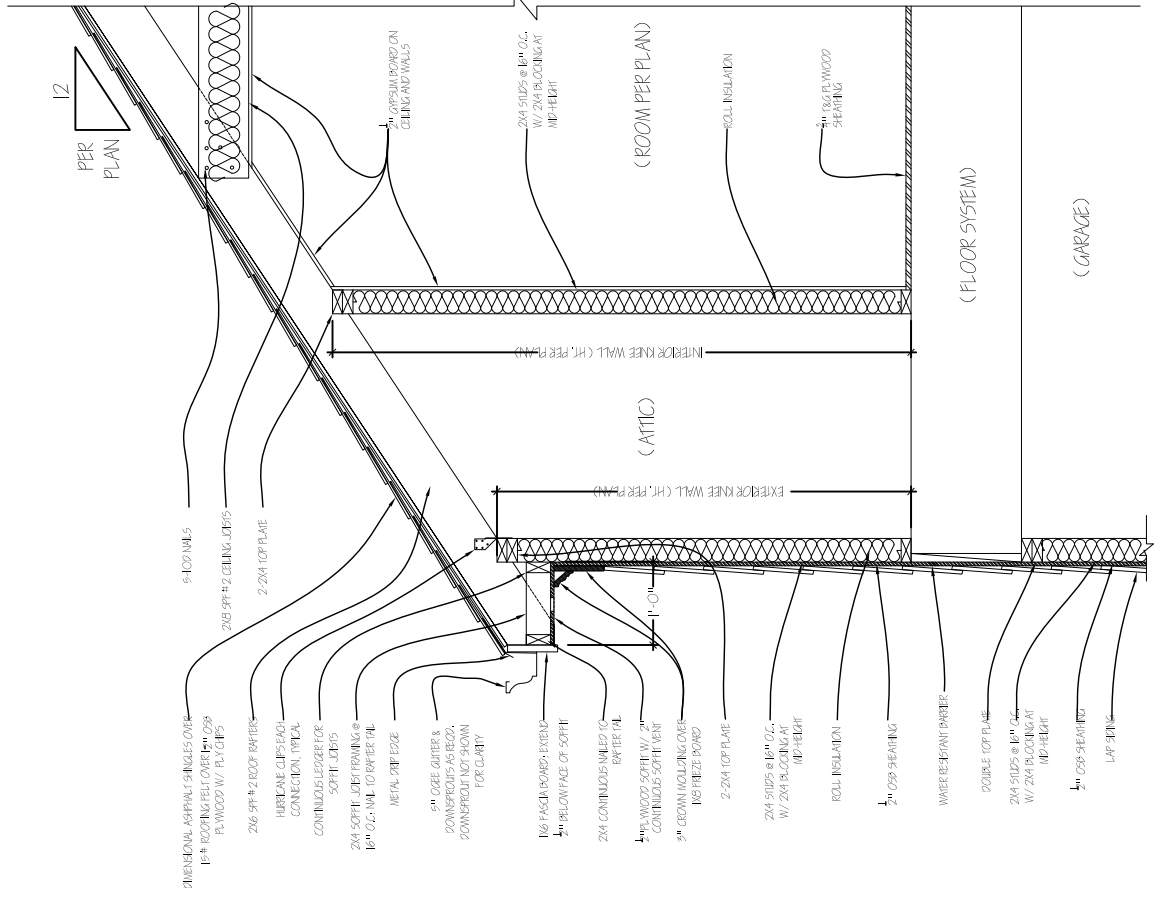
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sheet title

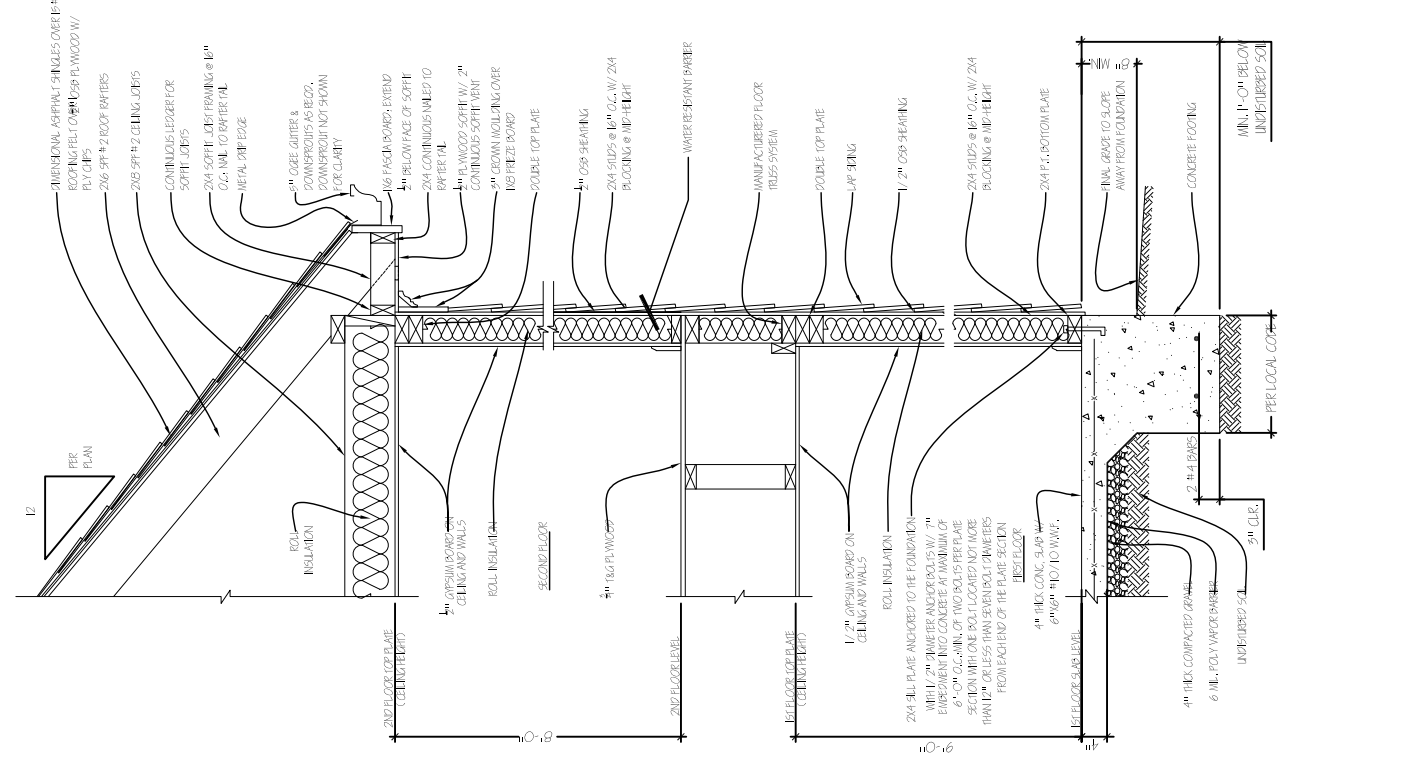
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A-5

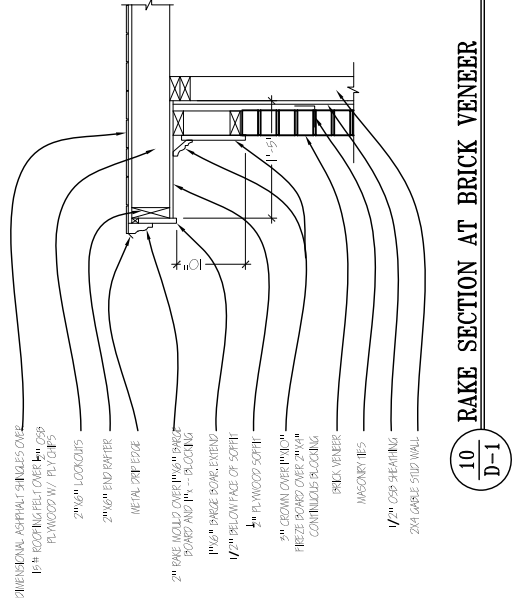
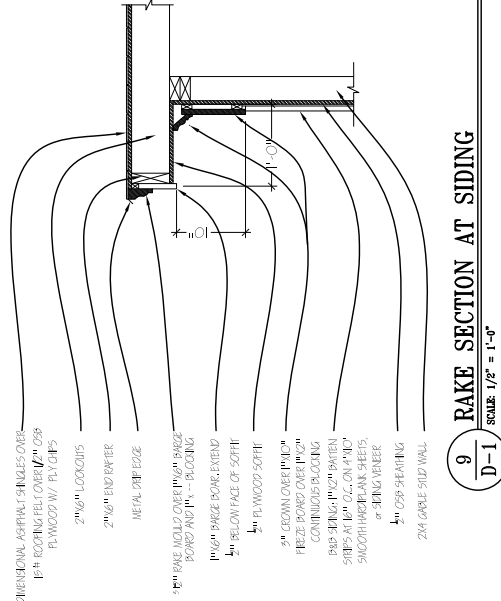
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drawn by	BB
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date	08/24/20
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NOTE: PER LOCAL WEATHER-RESISTIVE BARRIER, APPLY ANTI-CONDENSATION FLEET FROM RAFTERS AND BRACKETS, NOT LESS THAN 1/4" PER SQUARE FOOT (25 SQ FT) OF CEILING AREA. THIS FLEET SHALL BE APPLIED OVER STUDS & BRACKETS OF ALL EXTERIOR WALLS AS REQUIRED BY TABLE FROM SUPPLY MFG. MATERIAL. SHALL BE APPLIED HORIZONTALLY WITH JOINTS 24" ON CENTER. SHALL BE LAPPED NOT LESS THAN 4" OVER (6" MIN).



9 RAFTER FRAMING DETAIL @ KNEE WALL, WHERE OCCURS (Scale: 1/2" = 1'-0")



5 CORNICE SECTION @ PORCH (Scale: 1/2" = 1'-0")

6 CORNICE SECTION @ SIDING (Scale: 1/2" = 1'-0")

7 CORNICE SECTION @ BRICK VENEER (Scale: 1/2" = 1'-0")

2 MONOLITHIC FOOTING W/ BRICK LEDGE (Scale: 1/2" = 1'-0")

3 INTERIOR GRADE BEAM (Scale: 1/2" = 1'-0")

4 INTERIOR GRADE BEAM @ STEP DOWN (Scale: 1/2" = 1'-0")

1 TYP. WALL SECTION (Scale: 1/2" = 1'-0")

PICTURES PER SITE VISIT 1-13-23

