



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 23-20

**HPC Meeting 09/19/2023**

**Application Information**

Address: 11 Luckie St.  
 Applicant: Gary L. White  
 Historic District: Olde Town  
 Zoning: R-7 (Residential)  
 Setbacks: Front= 10ft. Rear= 20ft. Side=8ft.

**Summary Description:** Demolish existing house and rebuild a house.

**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	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	<input checked="" type="checkbox"/> 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; and,
2. Grade, grass and stabilize site.
3. New house plans to be presented at future HPC meeting for review.

**Staff Comments:**

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

No previous COPs on file.

**Analysis of the COP:**

The house is historic, non-contributing. The house type is ranch. The housing style is undetermined. Site visits were performed on 9/12. Photos are included.

On April 1<sup>st</sup>, a large oak tree fell diagonally across the house from the left rear corner to near the front door. Damaging at least half the house including the roof, floor and walls. A structural engineers' report dated 6/23/23 is included with the application. The report recommends repair of the structure; however, the applicant would like to replace the structure in its' entirety.

Per the applicant, the original house burned soon after it was purchased by the applicant's father c. 1965. The current ranch house was built by the father following the fire, c. 1966. The original house was similar in appearance to the current house at 16 Luckie St.

Three building plans and elevations have been provided with the application. The applicant will need to eliminate two of the options and return to the Board for review at a future date. The applicant will be asking for the Boards recommendations on an appropriate plan and style for Leake St area of the district.

Since the house is not identified as "Contributing" the Board may have flexibility in addressing the demo and advising on the type and style of a new house.

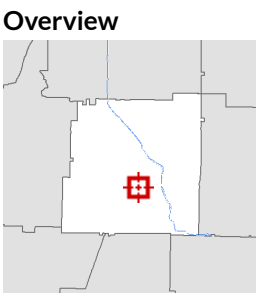
## Commissioners Work Sheet

### Materials:



	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof	Asphalt shingle	
Siding	Wood Bd & Batten	
Windows	Wood. Grid varies. Mostly 2/2.	
Doors	Wood/ metal	
Exterior Lighting		
Foundation	Crawlspace/Basement- conc.	
Deck		
Steps	Concrete	
Porches	Front-Wood	
Driveway	Conc.	

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**Notes:**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	C016-0004-009	<b>Alternate ID</b>	33965	<b>Owner Address</b>	WHITE GARY LEE & WHITE KAYE M 19 TOPRIDGE DRIVE CARTERSVILLE, GA 30120
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		
<b>Property Address</b>	11 LUCKIE ST	<b>Acreage</b>	0.31		
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	11 LUCKIE STREET LL526 D4 <i>(Note: Not to be used on legal documents)</i>				

Date created: 9/12/2023  
 Last Data Uploaded: 9/11/2023 9:02:19 PM

Developed by  **Schneider**  
 GEOSPATIAL

# Bartow County, GA

## Summary

**Parcel Number** C016-0004-009  
**Location Address** 11 LUCKIE ST  
**Legal Description** 11 LUCKIE STREET LL526 D4  
 (Note: Not to be used on legal documents)  
**Class** R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** Cartersville (District 01)  
**Millage Rate** 29.65  
**Acres** 0.31  
**Neighborhood** 3 - CVille Intown B Market (000003)  
**Account Number** 33965  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)



## Owner

WHITE GARY LEE &  
 WHITE KAYE M  
 19 TOPRIDGE DRIVE  
 CARTERSVILLE, GA 30120

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Cville B Market -LT	Lot	13,300	100	133	0.31	1

## Residential Improvement Information

**Style** SingleFamily  
**Heated Square Feet** 960  
**Interior Walls** Plywood Panel  
**Exterior Walls** T1-11 OSB or Plywood  
**Foundation** Continous Ft  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1968  
**Roof Type** Asphalt Comp Shg  
**Flooring Type** Carpet  
**Heating Type** Central heat & air  
**Number Of Rooms** 0  
**Number Of Bedrooms** 2  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$77,462  
**Condition** Good  
**Fireplaces\Appliances** BATH - FULL 1  
**House Address** 11 LUCKIE ST

## Valuation

2023 Values are Preliminary and subject to change until Certified.

	2023	2022	2021	2020
Fair Market Land Value	\$75,000	\$75,000	\$60,000	\$60,000
+ Fair Market Improvement Value	\$127,812	\$77,462	\$55,068	\$55,068
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0
<b>= Fair Market Value</b>	<b>\$202,812</b>	<b>\$152,462</b>	<b>\$115,068</b>	<b>\$115,068</b>
Assessed Land Value	\$30,000	\$30,000	\$24,000	\$24,000
+ Assessed Improvement Value	\$51,125	\$30,985	\$22,027	\$22,027
+ Assessed Accessory Value	\$0	\$0	\$0	\$0
<b>= Assessed Value (40% FMV)</b>	<b>\$81,125</b>	<b>\$60,985</b>	<b>\$46,027</b>	<b>\$46,027</b>

## Assessment Notice 2023

[2023 Assessment Notice \(PDF\)](#)

### Assessment Notice 2022

[2022 Assessment Notice \(PDF\)](#)

### Assessment Notice 2021

[2021 Assessment Notice \(PDF\)](#)

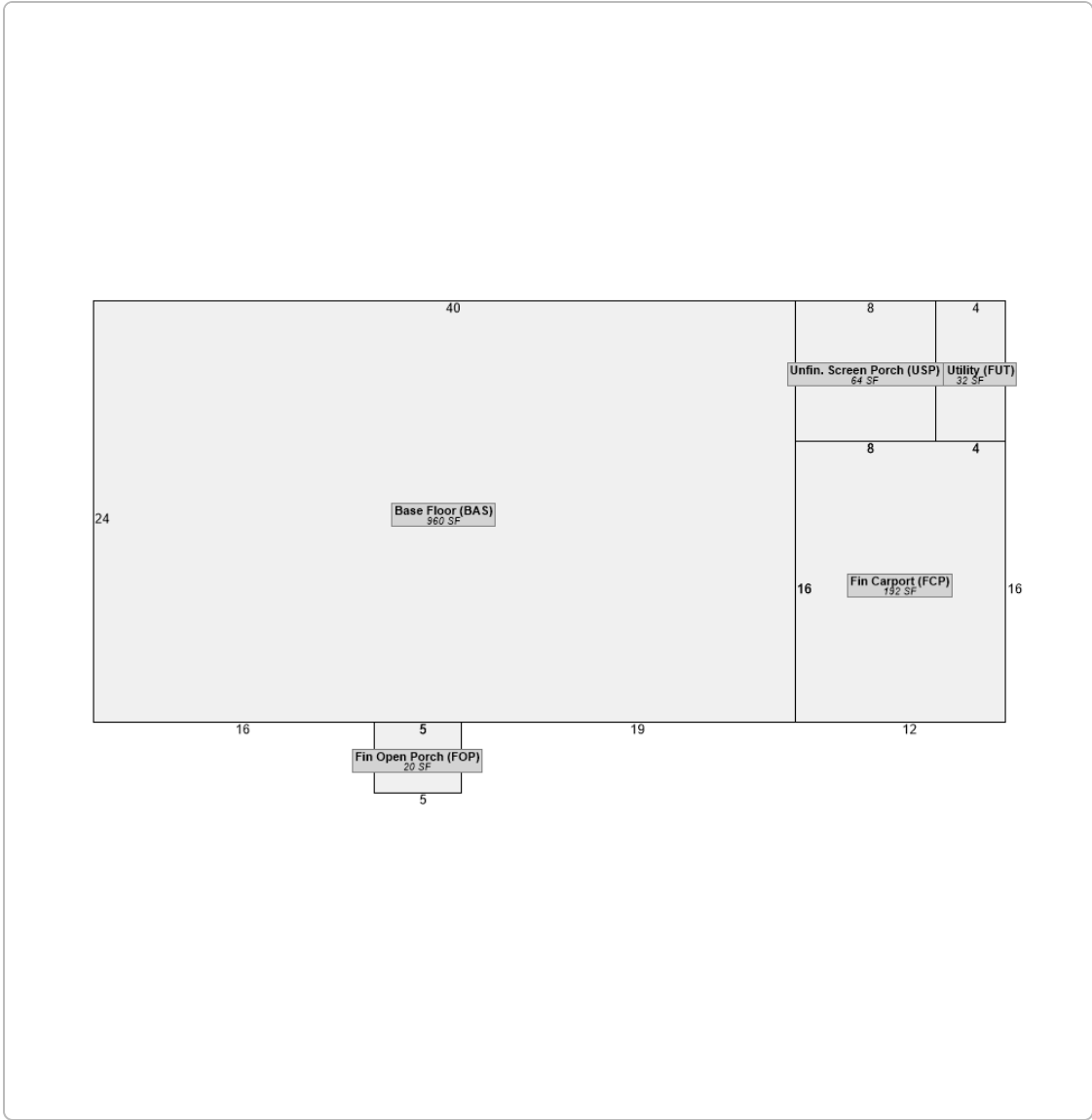
### Assessment Notice 2020

[2020 Assessment Notice \(PDF\)](#)

### Assessment Notice 2019

[Assessment Notice 2019 \(PDF\)](#)

### Sketches



### Photos



### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/1/2003	1709 475	NULL NULL	\$0	Other, Unknown, Please add notes	NULL	NULL
11/1/2002	1586 62		\$0	Other, Unknown, Please add notes	NULL	NULL
4/1/1993	765 333		\$0	Other, Unknown, Please add notes	NULL	NULL
12/1/1992	765 332		\$0	Other, Unknown, Please add notes	NULL	NULL
1/1/1900	162 513		\$0	Other, Unknown, Please add notes	NULL	NULL

### Comp Search (Residential)

Start Comp Search

No data available for the following modules: Online Appeal, Comp Search (Vacant), Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Comp Search (Commercial).

The Bartow County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 8/11/2023, 9:09:31 PM

Contact Us





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

\*Applicant: GARY L. WHITE  
 Project Address: 11 LUCKIE ST  
 Mailing Address (if different than project address):  
19 TOPRIDGE DRIVE  
 Phone: 678-409-1454  
 Email: topridge19@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 COP 23-20  
 Date Received 8-1-23  
 Contributing NE-1968  
 Zoning R-7  
 Legal Advertisement 9.7.23  
 Notified Adjacent \_\_\_\_\_  
 HPC Hearing 9-14-23  
 HPC Decision \_\_\_\_\_  
 COP Expiration \_\_\_\_\_  
 Project Completion \_\_\_\_\_  
 Tax Parcel 2016-0004-009

PROJECT INFORMATION

**Existing Building Type:**

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

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

DEMO EXISTING STRUCTURE

**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: MID SEPT 2023

Anticipated Completion: MID OCT 2023

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 8/1/2023 Signature Gary L. White



## 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]

① DEMO EXISTING DAMAGED  
STRUCTURE (TREE STRIKE)  
PHOTOS ATTACHED

② DEMO TO BE COMPLETE MID OCT  
DEMO BUDGET \$ 5,000<sup>00</sup>

③ NEW CONST BUDGET \$ 360,000<sup>00</sup>

④ BANKING LETTER ATTACHED

## PRECEDENCE OF DECISIONS

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



July 31, 2023

To Whom It May Concern:

The purpose of this letter is to verify that as of 7/31/2023, Gary L. White has \$500,000.00 currently on deposit at Century Bank of Georgia that could be used for the demolition/construction of 11 Luckie St. Cartersville, GA. If further information is needed, please contact me at 678-721-7365.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay Slaughter". The signature is stylized and cursive.

Jay Slaughter  
Sr. Vice President  
Century Bank of Georgia

June 23, 2023

Gary White  
[gwhite@specialtyfinishes.com](mailto:gwhite@specialtyfinishes.com)

RE: The Residence at 11 Luckey Street, Cartersville, Ga. 30120  
**Assessment due to tree strike**

Dear: Mr. White:

Following your request our Engineer Technician visited the site for the undersigned initially on June 23, 2023, to evaluate the structure due to a tree strike.

Mr. Jim Wages met the homeowner Mr. Gary White at the undersigned site to evaluate the roof system and surrounding framing due to a tree strike from a recent storm.

### **OBSERVATIONS:**

Upon arriving Mr. Wages found a single level Ranch style home with wood siding. The home is constructed over a partial basement to the rear left corner and remainder is constructed over a crawl space approximately 36-inches to 24-inches in height, with the basement area approximately 7-feet in height. The foundation walls were constructed with 8-inch CMU block. Mr. Wages found the floor system to be constructed with 2"x6" floor joists with spans of approximately 11-feet and spacing of 16-inches on center. The center girder beam consists of a built up 2"x8" (3)-ply beam constructed with SYP. The girder beam is supported approximately 8-feet on center with 16"x16" CMU columns. The walls located on the main level consists of 2"x4" SYP studs with spacing of 16-inches on center. The roof system consists of 2"x6" stick-built style framing spanning approximately 11-feet and spaced at 16-inches on center. The impact occurred on April 1, 2023. The location of the impact is approximately rear left corner travelling towards the front central location, near the front stoop. Mr. Wages found extensive damage at the left portion of the home starting at the left side to the central location of the home. The complete roof system was damaged over the two left bedrooms and traveled to the right approximately 20-feet. Due to the impact of the 40-inch diameter tree, the damage travelled from the roof system down through the wall system and complete to the floor framing, breaking approximately (12) floor joists. Along with the floor joists Mr. Wages noted the center built up girder beam suffered damage, approximately 12-16-feet from the left side. Mr. Wages noted the damage to the interior and exterior walls travelled approximately 20-feet from the left side to the central area of the home. Mr. Wages checked the remaining intact walls of the home and found slight displacement to the remainder of the home. The wall to the right of the front entry door was out of plumb approximately 1/4" to the

right for the full height of the wall but is intact. The load path from the tree strike travelled across the lateral bracing found at the center span of the Great room ceiling. This is the determined cause of the displacement of the Great room wall. The remainder of the interior walls were found to be plumb and stable. Mr. Wages found the impact to the front stoop of the home to have suffered damage as well. The impact fractured the roof framing and shifted the roof structure approximately 2-inches out of plumb.

### **RECOMMENDATIONS:**

We recommend removal and replacement of the floor system from the left side of the home to the right approximately 14-feet. We recommend using #2-SYP 2"x10" floor joists and replace center girder beam with new 3-ply #2-SYP 2"x10" for approximately 16-feet starting at the left side to the right. We recommend removal and replacement of the complete left wall with new stud grade or better with the spacing of 16-inches on center. We recommend removal and replacement of the front wall starting at the left side to the right approximately 18-feet. We recommend removal and replacement of the rear wall starting at the left side to the right approximately 12-feet. We recommend removal and replacement of the roof framing, and decking starting from the left side to the right approximately 20-feet, using new #2 or better SFP or SYP 2"x6" rafters with the spacing of 16-inches on center. We recommend removal and replacement of the 5-feet x 5-feet front stoop.

**NOTE:** Due to the drywall covering still intact on the ceiling and walls once the demolition process and rebuild begins if issues arise Palmer CCI shall be notified and can assess any damage that could not be seen due to the wall framing inaccessible at the time of the initial inspection.

Once repairs are completed the roof system and all supporting structure should support all anticipated and design loads.

Should you have any questions regarding this report, or if we can be of further assistance, please call me at your convenience.

Sincerely,



Albert J. Palmer P.E.  
15301  
RP/JW











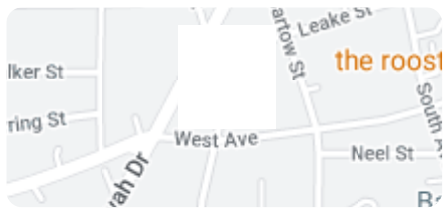






Cartersville, Georgia  
Google Street View  
Jun 2022 See more dates

Image capture: Jun 2022 © 2023 Google



**16 Luckie St. (16) as of 2007.**

**Per applicant, the original house at 11 Luckie St (11) looked like 16. 11 burned in 1965-66 and the current ranch house was built in it's place.**

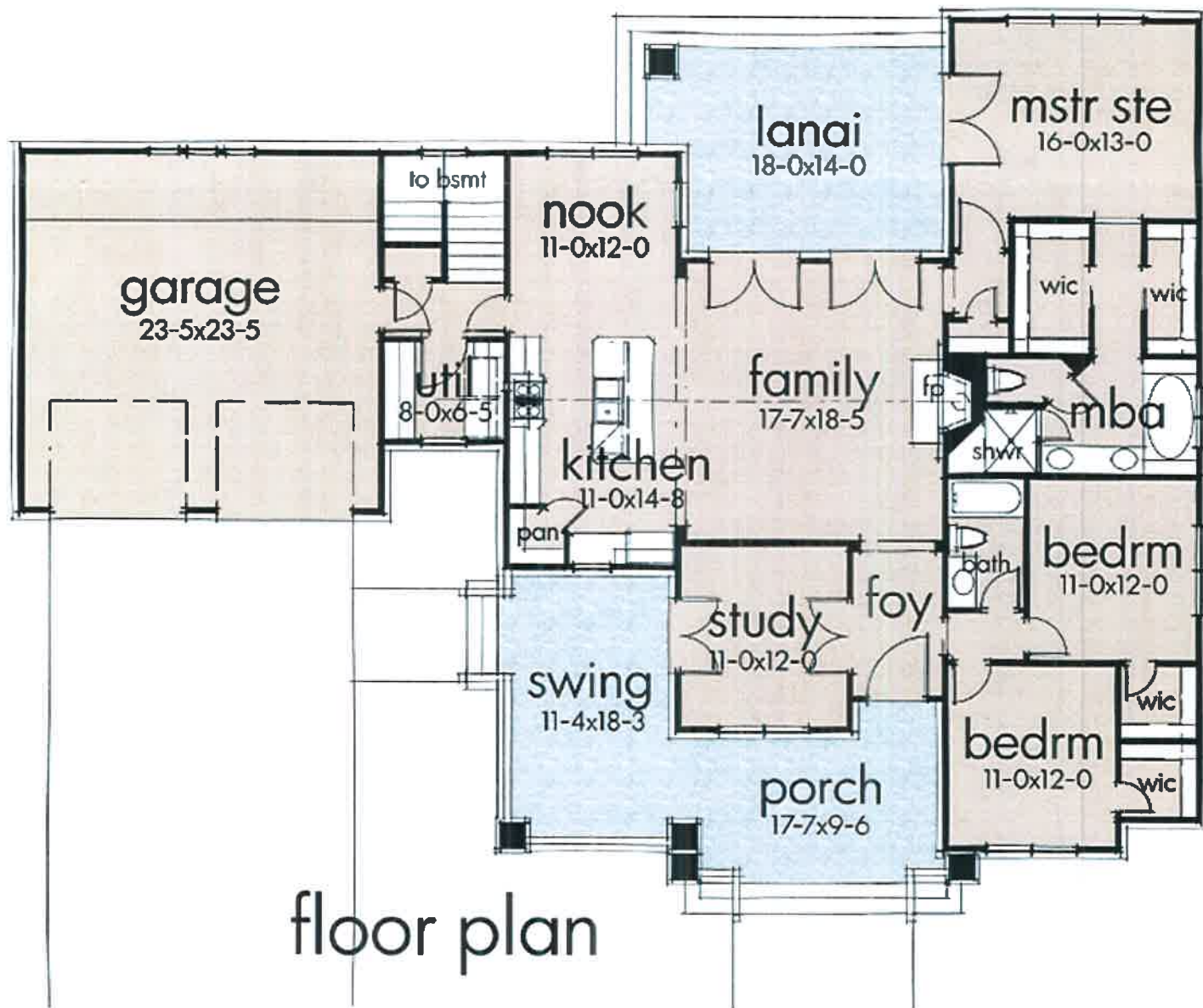


# OPTION 1



Plan 75137 | Order Code: GOEXP | Elevation

REVERSE PLAN



floor plan

Plan 75137 | Order Code: GOEXP | First Floor Plan

REVERSE PLAN



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## OPTION 2



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### Plan 2-171 Features

**Lot Characteristics:**  
Suited for a back view

**Bedrooms & Baths:**  
Split bedrooms

**Kitchen:**  
Island  
Eating bar

**Interior Features:**  
Bonus room  
Great room  
Open concept floor plan  
No formal living/dining  
Den / office / computer  
Unfinished/future space  
Flex Space

**Exterior Features:**  
Covered front porch  
Covered rear porch

**Unique Features:**  
Vaulted/Volume/Dramatic ceilings

**Garage:**  
Workshop

### Plan 2-171 Detail

Bedrooms: 3	Total Sq. Ft.: 1800	Width: 65' 0"
Full Baths: 2	Main floor: 1800	Depth: 56' 8"
Levels/Stories: 1	Bonus Room: 326	Height: 23' 7"
Garage Stalls: 2	Garage: 680	<b>Roof Pitch (primary):</b> 8:12
	Porches: 429	<b>Roof Pitch (secondary):</b> 12:12
		<b>Walls:</b> 2"x4"
		<b>Ceiling Height (Main):</b> 9'

### Short Description

- A cheerful Craftsman, complete with spacious front and back porches and one of our best sellers.
- Entry foyer whisks you into the vaulted Great Room which opens to the casual breakfast room and kitchen with Island and eating bar.
- A 'flex space' off the entry awaits your decision for an office /study, formal dining, home school, you name it!
- Master bedroom is set apart from the secondary bedrooms for privacy and is referred to as a 'split' design or just 'split-bedrooms'.
- Garage incorporates a spacious storage room or work-shop area.
- An optional bonus room is accessed inside to the optional bonus room above the garage.
- This floor plan is so popular that several spin-offs have been created. Be sure to check out those plan under 'Design Comments' below if this one isn't 'quite' what you want but almost there!

### Design Comments

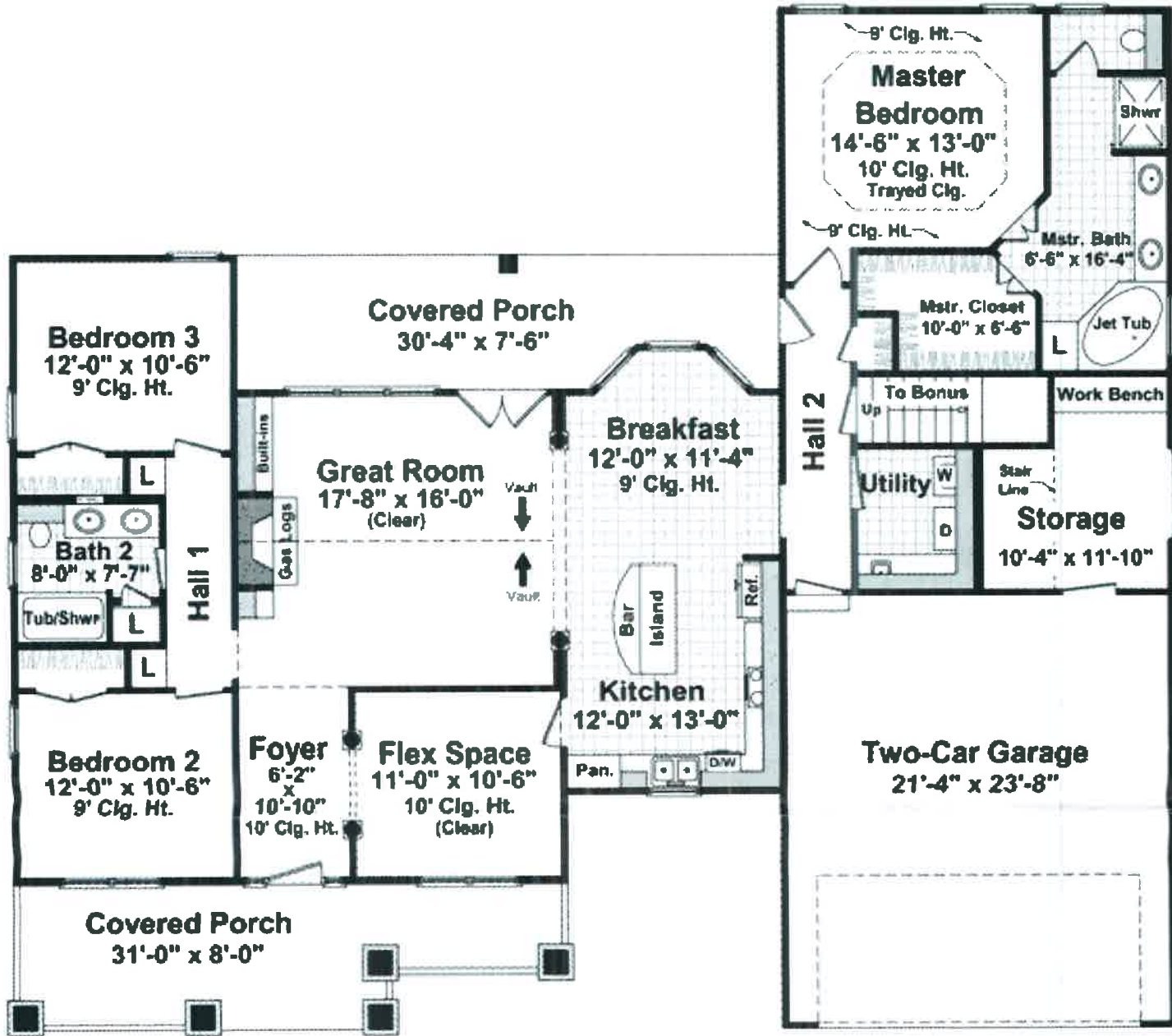
See plan [2-306](#) for Basement version of this plan.



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Main Floor



Exclusive Farmhouse with Bonus Room and Side Load Garage



**1,988**  
 Heated S.F.



**3-4**  
 Beds



**2 - 3**  
 Baths



**1-2**  
 Floors



**2**  
 Car Garage

PDF - Single-Build  
**\$1,345**

5 Sets +PDF Single-Build  
**\$1,595**

PDF - Unlimited Build  
**\$2,045**

**Buy This Plan**

CAD + PDF - Unlimited

View all purchase options online



### About This Plan

- Amazing 3 or 4 bedroom home design with features galore.
- This plan offers 3 bedrooms along with an optional bonus room which can be used as a 4th bedroom or flex area.
- First floor offers volume ceilings and open design perfect for entertaining.
- All bedrooms enjoy walk-in-closets and both bathrooms are large with room to move.
- The rear porch is spacious and offers an optional outdoor kitchen.
- The garage is oversized and includes needed storage space.
- All of this is packed into a plan that is less than 2000 square feet and very economical to build.

### Floor Plans

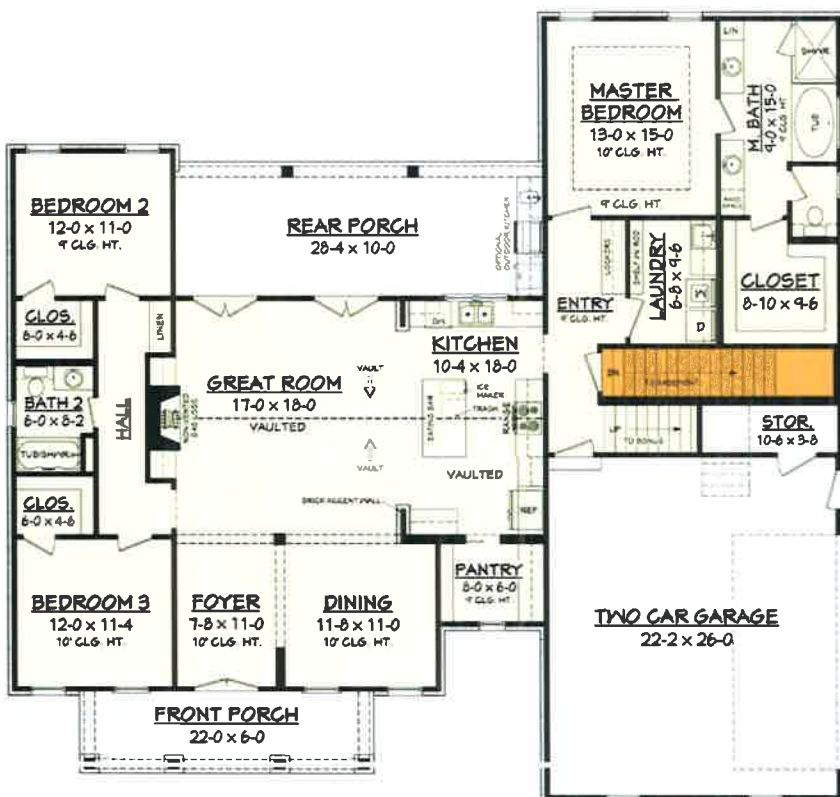
#### Main Level



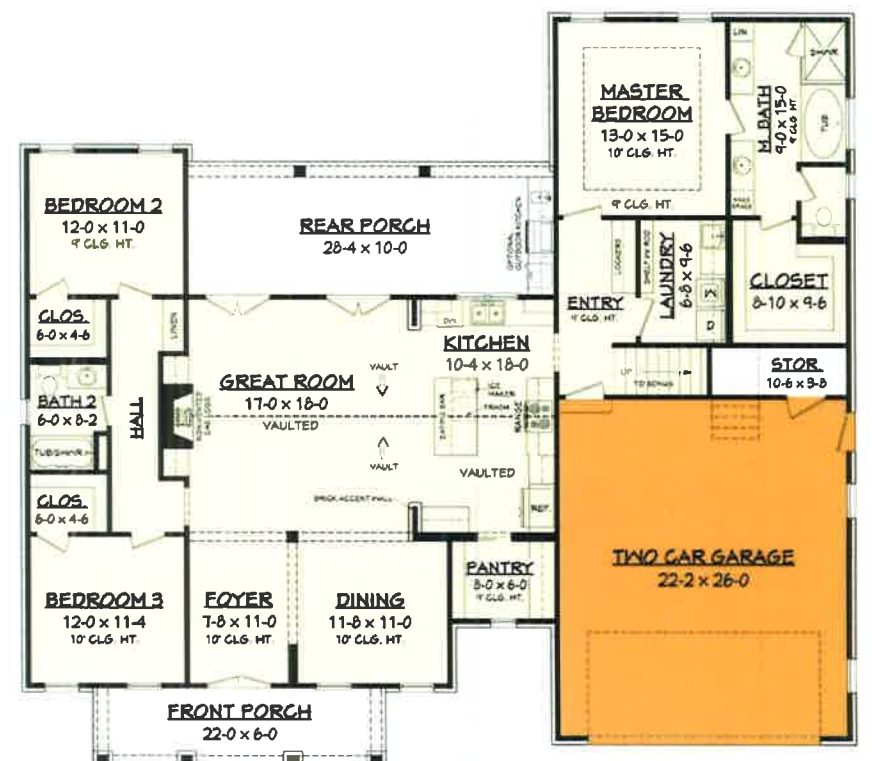
#### Bonus Level



#### Basement Stair Location



#### 2-Car Front Garage Option







Sep 12, 2023 at 16:10:44  
11 Luckie St  
Cartersville GA 30120  
United States



Sep 12, 2023 at 16:10:54  
11 Luckie St  
Cartersville GA 30120  
United States



Sep 12, 2023 at 16:11:29  
11 Luckie St  
Cartersville GA 30120  
United States



Sep 12, 2023 at 16:11:51  
11 Luckie St  
Cartersville GA 30120  
United States

Sep 12, 2023 at 16:10:14  
11 Luckie St  
Cartersville GA 30120  
United States

