



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 22-14 REV-1

HPC Meeting – 10-18-22

Application Information

Address: 5 S. Public Square
 Applicant: Justin Earl
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= oft. Rear= oft. Side= oft.

Brief Description: *Remove and replace vitrolite and/ or plastic panels on front of building. Review projecting sign.*

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	PART TWO: New Construction
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation
I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)	
X	PART ONE: General Guidelines for Structures Contributing to the District.
	PART TWO: Guidelines for New Construction –

The following scope of work is proposed:

- 1) *Remove pink vitrolite panels across front of building and replace with an aluminum panel for a new wall sign.*
- 2) *Remove broken black vitrolite and plastic panels across front of building and replace with black spandrel glass panels.*
- 3) *Review proposed projecting sign for appropriateness. Potential variance needed.*

History of the Property- Bartow County Tax assessor's records state the structure was built in 1920. GHRS states the structure was constructed 1900-1909.

COP20-14: Remove glass and metal doors along Cherokee Ave. Remove awnings. Add new brick. Approved 7-19-22.

COP20-15: Remove door. Add commercial glass door. Add exhaust ductwork to exterior. Approved 5-19-2020.

COP07-16: Add sign lighting. Approved 6-19-07

Analysis of the COP REV-1:

Vitrolite and Plastic Panel Replacement

The applicant has researched availability of replacement vitrolite glass panels and has determined that there is no equivalent replacement panels available. Vitrolite panels have not been produced since the 1950s. A brief history has been provided in the application.

The applicant proposes replacing the pink vitrolite and/ or plastic panels across the front with aluminum panel to be painted pick. This will be used as back ground for a new wall sign. Sketches enclosed.

For the remaining broken black vitrolite or plastic panels, the applicant is proposing spandrel glass as an alternative. Spandrel glass has a colored backing or paint layer that presents the glass as a certain color whereas Vitrolite is true colored glass (color added throughout during manufacturing). Spandrel glass is commonly used in mid and high rise glass buildings and is commonly used to hide the transition between floors where conduit, utilities and ductwork may be visible from the outside. Keeping with the colors introduced by Belk in the 1940s, black spandrel glass is proposed where the black panels currently exist.

Given the availability of used vitrolite panels for replacement, the alternatives presented by the applicant seem reasonable. The use of spandrel glass is probably as close to an appropriate alternative to vitrolite that one can have.

Projecting Sign

There is an existing bracket on the front corner of the building at Cherokee Ave. approx. 15ft above the sidewalk. The applicant proposes hanging an antique bicycle on the bracket as a projecting sign for the business. Dimensions of the bike are unknown at the time of preparing the case file, but per the pictures presented the bike appears to be approx. 3ft x 4ft. The ordinance allows projecting signs to be approx. 2’x 3’ or 6sf.

If a variance is needed for the sign, then HPC approval is also needed for the proposed sign.

The proposed sign is also being reviewed by CES due to the close proximity to the utility pole and power lines, and that the bike is metal.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Pink Vitrolite	Glass/ plastic	Aluminum
Black Vitrolite	Glass/ Plastic	Spandrel glass
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.



**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	22-14 REV 1
Date Received	9-20-22
Contributing	Y - C1920
Zoning	DBD
Legal Advertisement	
Notified Adjacent	10-11-22
HPC Hearing	10-18-22
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	C001 - 0011 - 019

*Applicant: Starpower, Inc (Justin Earl / Cartersville Bicycle)

Project Address: 5 S Public Sq, Cartersville, GA 30120

Mailing Address (if different than project address):

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.

PROJECT

Existing Building Type:

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

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

Alteration of Vitrolite facade

INFORMATION

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 ASAP

Contractor/Consultant/Architect: Tim Gilstrap, New Beginning Signs
Greg Jenkins, Riverside Glass

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 09-18-22 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]

This is an addendum to case # COP 22-14 - the facade of the building was updated in the mid-1940's by Belk when they brick infilled between the columns, added the display window arcade and added black and pink Vitrolite.

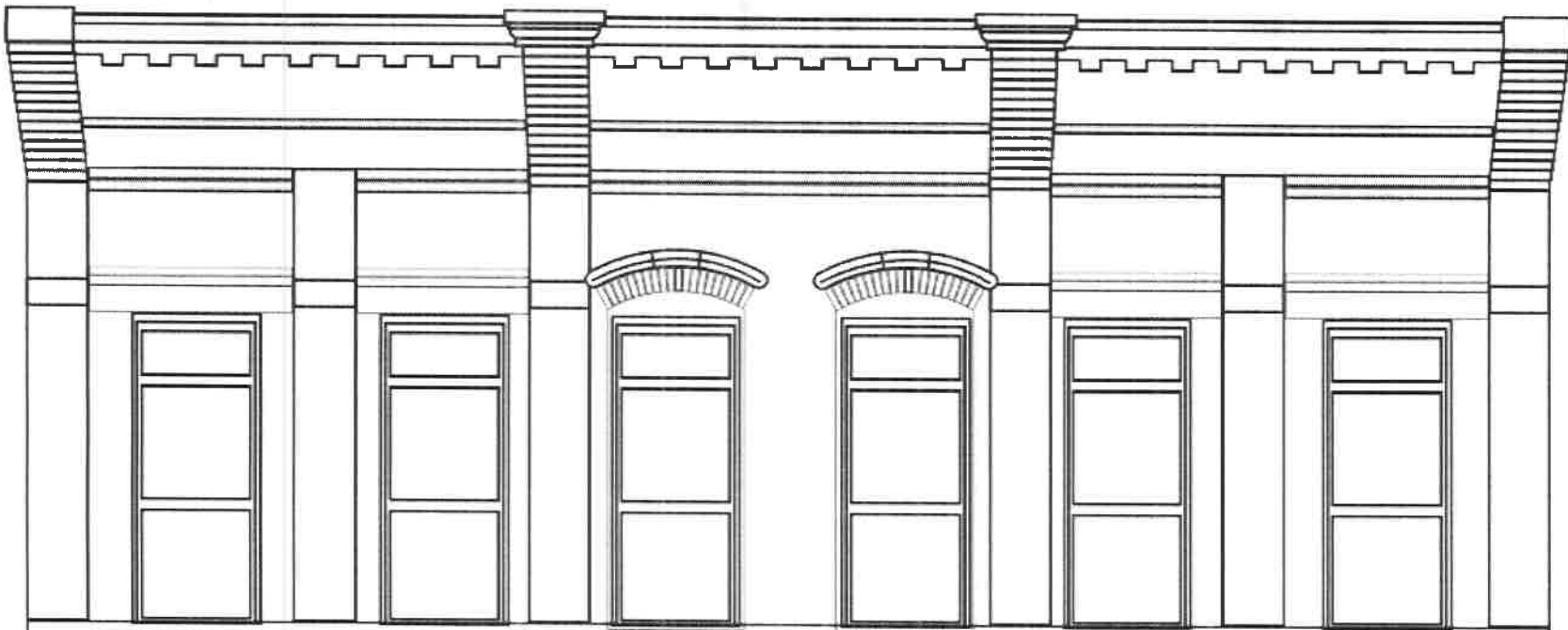
Unfortunately Vitrolite has not been manufactured since 1958 and the only Vitrolite salvage company I have found has just a few small pieces of the pink material (too small to fill in the missing/broken pieces on my facade).

1. I am proposing removing all of the remaining pink Vitrolite in the large rectangle on the front of the building and having an aluminum panel constructed by New Beginning Signs that would fully replace that section, painted to match the smaller pink Vitrolite sections that would remain. My sign would then be attached to this.
2. The majority of the black Vitrolite does not exist and has been replaced with HDPE plastic panels. The panels are warped and need to be replaced. The only salvage black Vitrolite panels I can source are heavily scratched. The solution is using black spandrel glass which is painted on the back surface of clear glass (not pigmented throughout the entire thickness of the glass as with Vitrolite).

Side by side, the spandrel glass is indistinguishable from the Vitrolite and would restore the facade to as close to original as possible, especially in the arcade area which is the most obvious to visitors. It would also allow for relatively inexpensive future repairs.
3. Add bicycle projecting sign. Potential variance.

PRECEDENCE OF DECISIONS

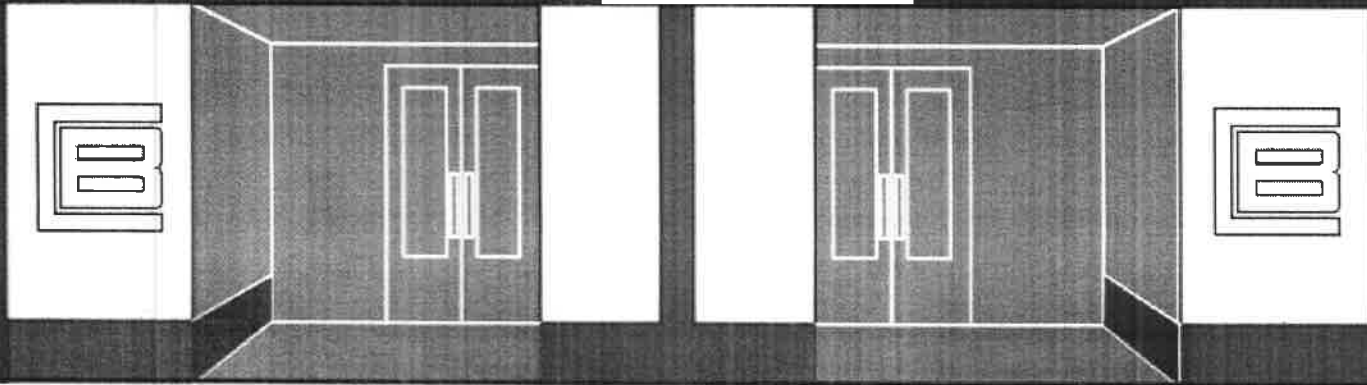
Each application will be considered on it's own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation,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



HT= 42in.

CARTERSVILLE BICYCLE SERVICE & SUPPLY

L= APPROX. 36FT.



Total L= APPROX. 42FT.



David Hardegree

From: Justin Earl <justin@porkchopbmx.com>
Sent: Wednesday, October 5, 2022 12:58 PM
To: David Hardegree
Subject: [EXTERNAL] Hanging bike
Attachments: PXL_20221005_163837310.jpg; PXL_20221005_163845307.jpg

Follow Up Flag: 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

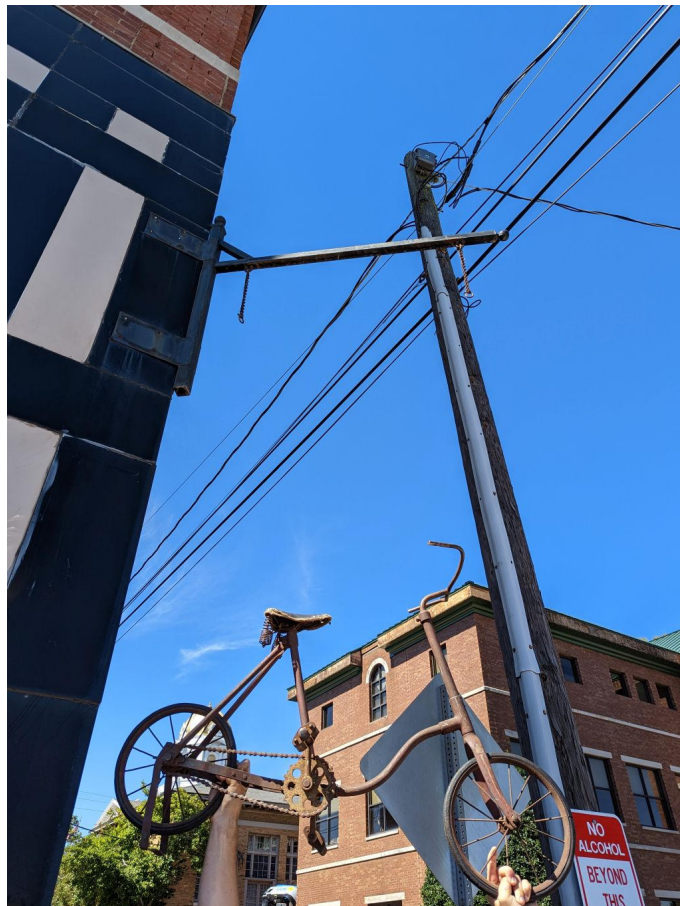
See attached pictures of the " sidewalk bike" I am proposing hanging from the mount outside the shop.

I think the size is good and is the right sort of generic bike shape that I think will look right.

Can this be added to the application?

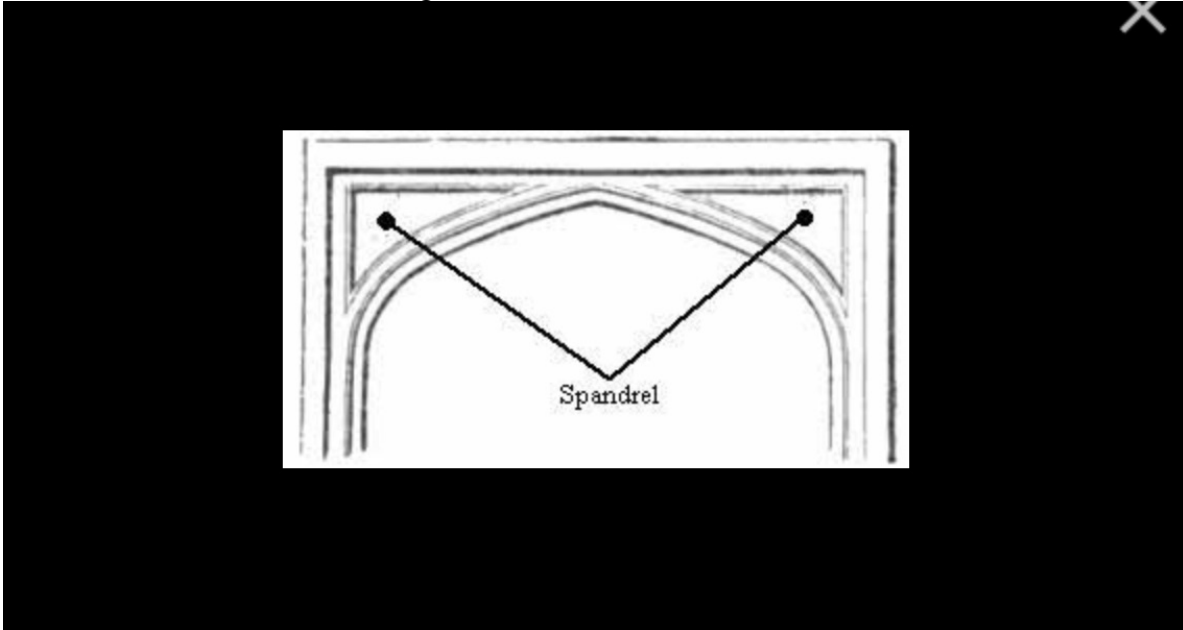
Thanks!

Justin

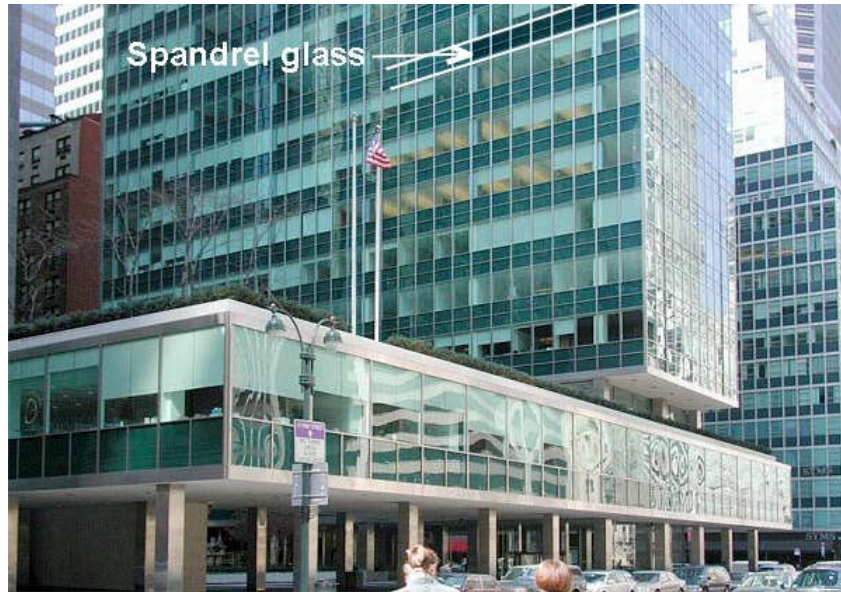


ARCHITECTURAL TERMS "SPANDREL". (MORE THAN JUST SPANDREL GLASS!)

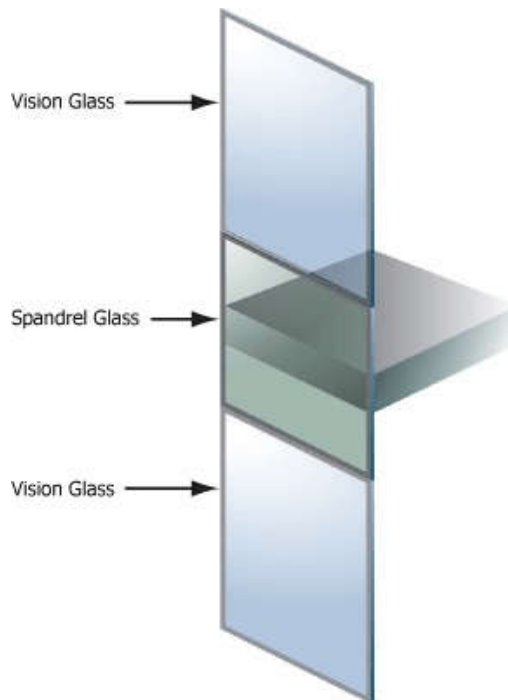
A **spandrel**, less often **spandril** or **splaundrel**, is the space between two [arches](#) or between an arch and a rectangular enclosure.



There are four or five accepted and [cognate](#) meanings of *spandrel* in [architectural](#) and [art history](#), mostly relating to the space between a curved figure and a rectangular boundary - such as the space between the curve of an arch and a rectilinear bounding moulding, or the wallspace bounded by adjacent arches in an arcade and the stringcourse or moulding above them, or the space between the central medallion of a carpet and its rectangular corners, or the space between the circular face of a clock and the corners of the square revealed by its hood. Also included is the space under a flight of [stairs](#), if it is not occupied by another flight of stairs. This is a common location to find storage space in residential structures.



In a building with more than one floor, the term spandrel is also used to indicate the space between the top of the window in one story and the sill of the window in the story above. The term is typically employed when there is a sculpted panel or other decorative element in this space, or when the space between the windows is filled with opaque or translucent glass, in this case called *spandrel glass*. In concrete or steel construction, an exterior beam extending from column to column usually carrying an exterior wall load is known as a **spandrel beam**.^[1]



Source: <http://www.cmswillowbrook.com/constructorknowledge/2015/2/27/architectural-terms-spandrel-more-than-just-spandrel-glass>.

Spandrel Glass Examples:



IS BACK PAINTED GLASS A GOOD ALTERNATIVE FOR CERAMIC FRIT GLASS IN A SPANDREL APPLICATION?

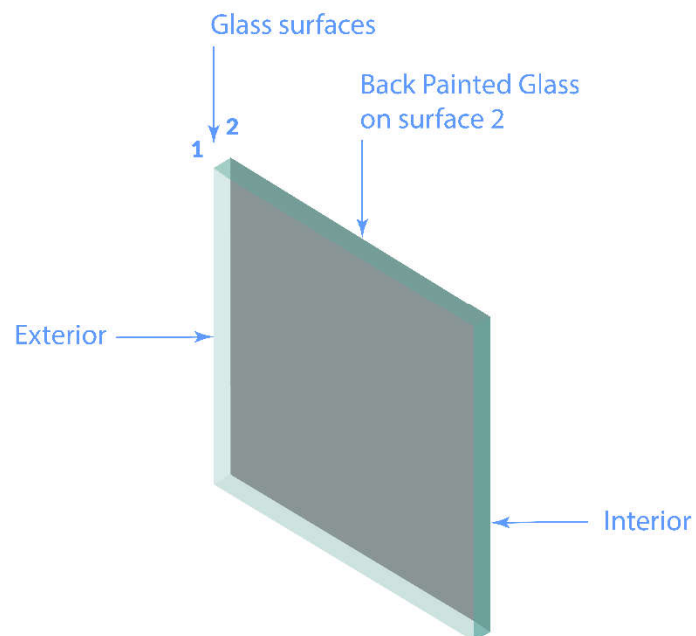
In this article we explore the benefits and limitations of Back Painted Glass and Ceramic Frit Glass used in an architectural spandrel application.

What is Back Painted Glass?

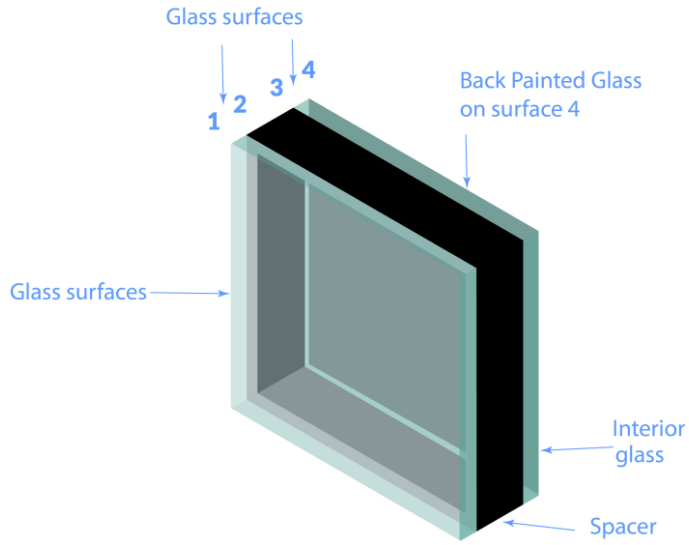
Back Painted Glass is any translucency of glass that has been painted on surface 2 on a single piece of spandrel glass or surface 4 of laminated or a sealed unit or back side of the glass. The viewing surface is surface one.

Creating Back Painted Glass is done using traditional solvent based or solvent borne coatings or alternatively water based coatings, also know as water borne glass coatings.

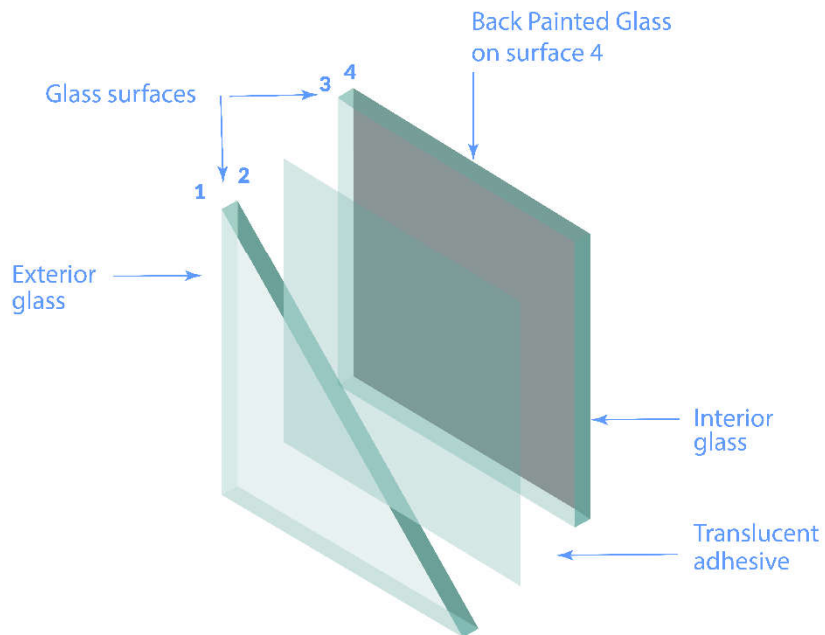
SPANDREL GLASS



SPANDEL INSULATED GLASS UNIT



LAMINATED



In spandrel applications the painted coating must have a high level of opacity so that the spandrel area is not visible from surface one. The area behind the back painted glass must be void of light.

What is Ceramic Frit Glass?

Ceramic Frit Glass is created by fusing a ceramic coloured enamel composition uniformly applied to a glass surface using temperatures of 950 to 1,100°C.

Ceramic Frit Glass is not to be confused with Frit Glass which is permeable to liquid or gas. Frit glass is used in laboratory applications as filters, spargers or scrubbers.

Where is Spandrel Glass used?

Spandrel glass is typically used to hide an area of a building that connects curtain walls or window walls to the building structure.

What are the Benefits and Limitations of using Back Painted Glass in Spandrel Applications?

- Back painted glass products does not require expensive equipment to apply to glass. A low cost HVLP spray gun is very effective for low to medium volume back painting production.
 - The painted coating has very high adhesion characteristics to glazing sealants. The coating does not need to be removed or tapped off before installation of the spandrel glass which is a huge labor savings. However, OPACI-COAT-300 must have the coating removed or void around the spacer bar edge of a single unit or the contact edge of a single lite as the OPACI-COAT-300 is not compatible with most glazing sealants.
 - The coating is easily applied to the surface of the glass on Tempered or Laminated glass. In fact our HC water based coating can be applied to surface 3 of a laminated sheet before the glass is laminated.
 - Our HC water based coating does not weaken the glass when cured (unlike the ceramic frit fusing process which can weaken the glass by 30%).
 - GPT's HC water based coating does not require expensive tempering equipment as it can ambient cure (unlike the ceramic frit fusing process)
- GPT's HC water based coating will provide an even opaque finish when applied correctly. (unlike ceramic frit as outlined by Multiver Ltd " Ceramic frit spandrel glass does not look perfectly even when exposed to light sources passing through both sides of the glass. For this reason, this product must always be placed in front of an opaque panel (like a wall cladding application) and not vision glass."
- Glass can be fabricated after painting unlike ceramic frit glass as it must be cut, shaped, polished and any holes drilled before ceramic frit is applied.
 - There is no limit to glass thickness with GPT's coatings and no limit to the number of Custom Colors available which makes GPT's coatings ideal for any decorative glass application.

What are the Benefits and Limitations of using Ceramic Frit Glass Panels in Spandrel Glass Applications?

- Ceramic Enamel Frit coated glass can be created on existing tempering production lines.
 - Colors have almost no risk of delamination or cracking due to the fusion of the colored enamels and glass under high heat.
- Ceramic frit is non toxic and non-combustible.
- "Multiver ceramic frit paint is as strong as glass because they were fused together. There is no risk of scratching the ceramic frit coating during its manufacture, transportation, handling and

installation.”

– Ceramic frit glass can be created with digitally printed patterns then fritted and is often used when bird safe glass is required in Vision Areas.

Ceramic frit glass used as vision panels to control or limit the amount of natural light entering a building which makes the interior environment more comfortable for building occupants.

Source: <https://www.gptglasspaint.com/is-back-painted-glass-a-good-alternative-for-ceramic-frit-glass-in-a-spandrel-application/>