



<b>City of Cartersville Historic Preservation Commission COP Application Staff Report</b>
Case: COP 22-14

**HPC Meeting – 7-19-22**

**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 (1) commercial double door and replace (1) wood double door along Cherokee Ave. Remove front awning.*

**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	PART FOUR: Demolition
<b>Commercial Design Guidelines (Historic Downtown Business District)</b>	
<b>X</b>	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 existing commercial glass double door on north wall (Cherokee Ave.).*
- 2) *Remove awning over commercial glass double door on north wall.*
- 3) *Replace wood double door on north wall at rear of building (Cherokee Ave.) with steel double door.*
- 4) *Remove front awning*

**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.

COP20-15: 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:**

This application proposes building modifications that support the restoration of the building as a retail use. Justin Earl, applicant and owner of *Cartersville Bicycle Service and Supply* located at 4 West Ave, will be relocating the bike shop to this location. He proposes to remove the commercial glass double doors and awning on the Cherokee Ave. side of the building. The opening would be filled-in with matching brick and mortar.

A second set of wood, double doors is located to the rear of the building along Cherokee Ave. The applicant proposes to replace the wood doors with metal double doors to make the entry point more secure.

Door and window modifications on the Cherokee Ave. side were proposed on COP20-15. Plans submitted with COP20-15 have been included by staff and marked up to show the revisions proposed on the last two COP applications.

The applicant also proposes to remove the front awning to expose more of the brick façade. The awning may shield the storefront from morning sun.

The proposed modifications may be appropriate for the new use, but historic documentation is missing for the side door. Infill bricks and mortar should closely match the color, texture and dimensions of the existing brick and mortar.

The Cherokee Ave. awning seems only to serve the purpose of identifying the entry point.

**Additional Notes:**

1. Applicant attention should also focus on the repair and preservation of the 2<sup>nd</sup> story windows along Cherokee Ave. One window pane is cracked and all sills appear to have dry rot. Painting is needed. All 2<sup>nd</sup> fl windows should be checked for needed repairs.
2. The awning over the wood, double doors is covered with algae and lichens and should be cleaned or replaced.
3. The applicant may provide a future revision to this application for the restoration of the Vitrolite store front. He is researching availability and options.

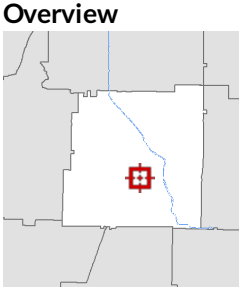
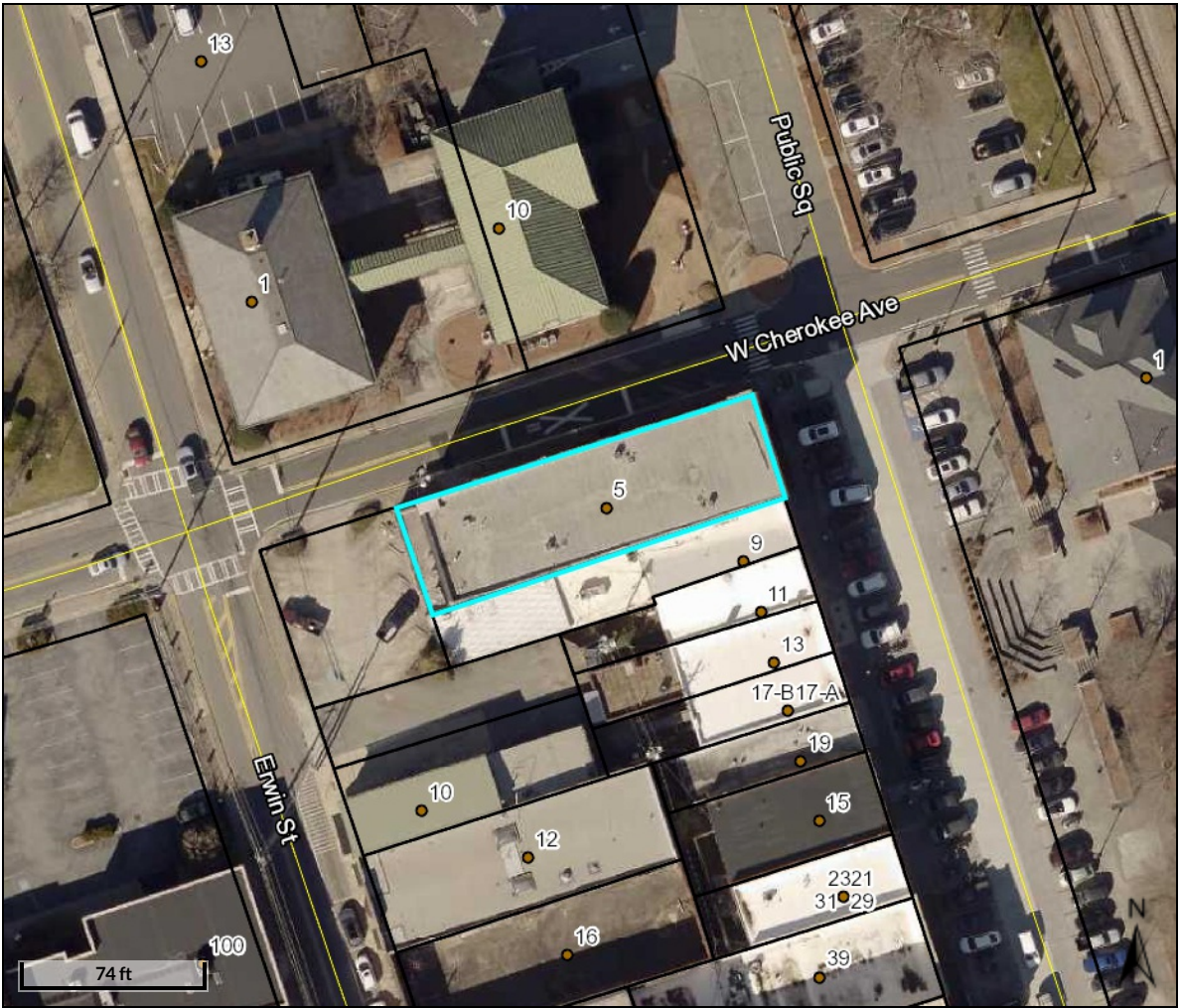
**Commissioners Work Sheet****Materials:**

	<b>Existing Materials</b>	<b>Materials to be Used</b>
Roof		
Siding		
Doors (1)	Aluminum/Glass	Brick and mortar
Doors (2)	Wood	Metal
Exterior Lighting		
Foundation		
Decking		
Steps		
Porches		
Ornamentation		

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

<b>Parcel ID</b>	C001-0011-019	<b>Alternate ID</b>	31867
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial
<b>Property Address</b>	5 S PUBLIC SQ	<b>Acreage</b>	0.14
<b>Owner Address</b>	FLORIDA FUND LLC THE ATTN SOUTHEASTERN TRUST CO PO BOX 11168 CHATTANOOGA, TN 37401		
<b>District</b>	Downtown Development Authority		
<b>Brief Tax Description</b>	Bradley Building LL455 LD 4 S3 <span style="color: red;">(Note: Not to be used on legal documents)</span>		

Date created: 7/14/2022  
 Last Data Uploaded: 7/13/2022 10:00:04 PM

Developed by **Schneider**  
 GEOSPATIAL

**PROJECT DATA**

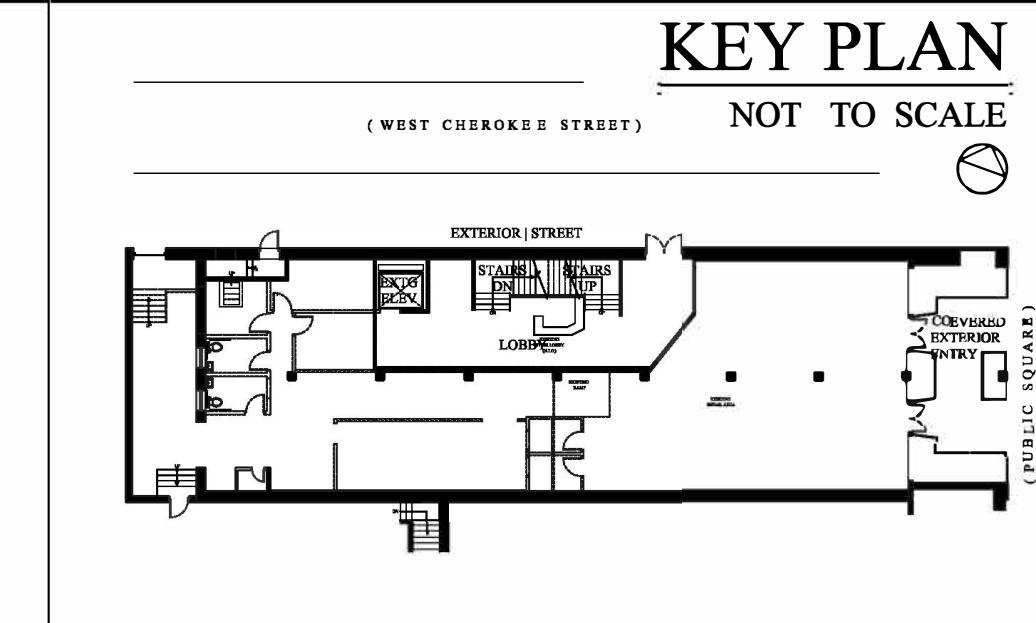
INTERIOR FINISH  
 SQUARE FOOTAGE: 5,060 SF +/-  
 OCCUPANCY CLASSIFICATION:  
 NONE (VACANT SUITE)  
 CONSTRUCTION CLASSIFICATION:  
 V-B, NON-SPRINKLERED  
 FIRE ALARM: YES  
 NUMBER OF EXITS:  
 REQUIRED: 2  
 PROVIDED: 4  
 EGRESS:  
 PROVIDED 10'+6"+3'+3"=22'-0"  
 NUMBER OF STORIES IN BUILDING: 2 + BASEMENT

**APPLICABLE CODES**

- INTERNATIONAL BUILDING CODE (ICC) - 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE (IMC) - 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE (IFGC) - 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE (IFC) - 2018 EDITION WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL PLUMBING CODE (IPC) - 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE - 2017 EDITION WITH NO GEORGIA STATE AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH 2020 GEORGIA STATE SUPPLEMENTS & AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION WITH GEORGIA STATE AMENDMENTS
- GEORGIA ACCESSIBILITY CODE/1997/120-3-20
- US DEPARTMENT OF JUSTICE, 2010 A.D.A. STANDARDS FOR ACCESSIBLE DESIGN (ADOPTED 03-15-2012)
- NFPA 101 LIFE SAFETY CODE, 2018 EDITION WITH GA STATE AMENDMENTS
- THE CURRENT EDITION OF NFPA CODES AND STANDARDS AS ADOPTED AND MODIFIED BY THE STATE FIRE MARSHAL.

**GENERAL NOTES**

- (DOORS/HARDWARE) HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED ARE ACCEPTABLE.
- (FLUSH CONTROLS) SHALL BE INSTALLED AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA NO MORE THAN 44 INCH ABOVE THE FLOOR.
- (EXPOSED PIPES AND SURFACES) HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- (EXIT DOORS) SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE.
- THE STREET NUMBER MUST BE VISIBLE FROM THE STREET THAT PROVIDES DRIVEWAY ACCESS TO THE PROPERTY AND PLACED ON A CONTRASTING BACKGROUND THAT PROVIDES 24 HOUR VISIBILITY. THE STREET NUMBER MUST ALSO MEET ONE OF THE FOLLOWING SIZE REQUIREMENTS: (1) IF THE STREET NUMBER IS WITHIN 15 FEET OR LESS OF THE CURB OR EDGE OF PAVEMENT OF THE STREET, THE STREET NUMBER SHALL BE POSTED IN FIGURES AT LEAST 4 INCHES IN HEIGHT. (2) IF THE STREET NUMBER IS PLACED MORE THAN 15' FROM THE CURB OR EDGE OF PAVEMENT OF THE STREET, THE STREET NUMBER SHALL BE POSTED IN THE FIGURES AT LEAST 6 INCHES IN HEIGHT. INTERNATIONAL FIRE CODE.
- COMBUSTIBLE INTERIOR FINISH PRODUCTS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE RESPECTIVE OCCUPANCY, PROVIDE VERIFICATION AT THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.
- A MINIMUM OF (1) 2A10BC CLASSIFICATION FIRE EXTINGUISHER SHALL BE PROVIDED FOR EVERY 3000 S.F. AND PLACED NOT TO EXCEED 75' TRAVEL DISTANCE, AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE FINISH FLOOR TO THE TOP OF HANDLE. PROVIDE AT LEAST (2) FOR THIS PROJECT.
- PANIC HARDWARE SHALL BE PROVIDED FOR ALL EXIT DOORS PER THE REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE.
- CONTRACTOR SHALL SECURE ALL FIRE DEPARTMENT PERMITS AND ACCEPTANCE OF INSTALLED LIFE SAFETY SYSTEM(S), FIRE PROTECTION, AND FIRE ALARM PRIOR TO TENANT OCCUPYING THE BUILDING.
- (HEIGHT OF TABLES OR COUNTER) THE TOPS OF ACCESSIBLE TABLES AND COUNTERS SHALL BE FROM 28 INCH TO 34 INCH ABOVE THE FINISHED FLOOR OR GROUND.
- (BEAMS OR COLUMNS) THAT ARE PART OF A FIRE WALL OR CEILING ASSEMBLY SHALL BE PROTECTED TO ACHIEVE THE FIRE RATING OF THE WALL OR CEILING ASSEMBLY.
- SIGNS SHALL BE PERMITTED SEPARATELY. CONTACT BUILDING PLAN REVIEW FOR ADDITIONAL INFORMATION. FOR GROUND SIGNS, SUBMIT COMPLETE STRUCTURAL AND ELECTRICAL DETAILS WHICH CLEARLY INDICATE CONSTRUCTION REQUIREMENTS.
- SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
- A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED WITHIN EACH BUILDING AND AT EACH BUILDING ENTRANCE. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL "NO SMOKING" SYMBOL (CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT).
- (SIGNAGE FOR RESTROOM) SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE FINISH FLOOR TO THE CENTER LINE OF THE SIGN.
- PROVIDE SUITE DESIGNATION ON ALL EXTERIOR DOORS; MINIMUM SIZE OF 4"
- EXIT SIGNS COMPLYING WITH 101 LIFE SAFETY CODE SHALL BE INSTALLED. ADDITIONAL EXIT SIGNS MAY BE REQUIRED UPON FIELD INSPECTION.
- EMERGENCY LIGHTING SHALL BE INSTALLED. ADDITIONAL EMERGENCY MAY BE REQUIRED UPON FIELD INSPECTION.
- PROVIDE AN ANNUAL SPRINKLER INSPECTION.



FIRM NAME AND ADDRESS  
**NEW SPACE DESIGN, INC.**  
 3331 NORTH BERKELEY LAKE ROAD  
 SUITE 200,  
 DULUTH, GA 30096  
 PHONE: (404) 217-3458  
 OFFICE: (770) 783-2768  
 NEWSPACE@GMAIL.COM

**DRAWING INDEX**

D-1 EXISTING/DEMO PLAN

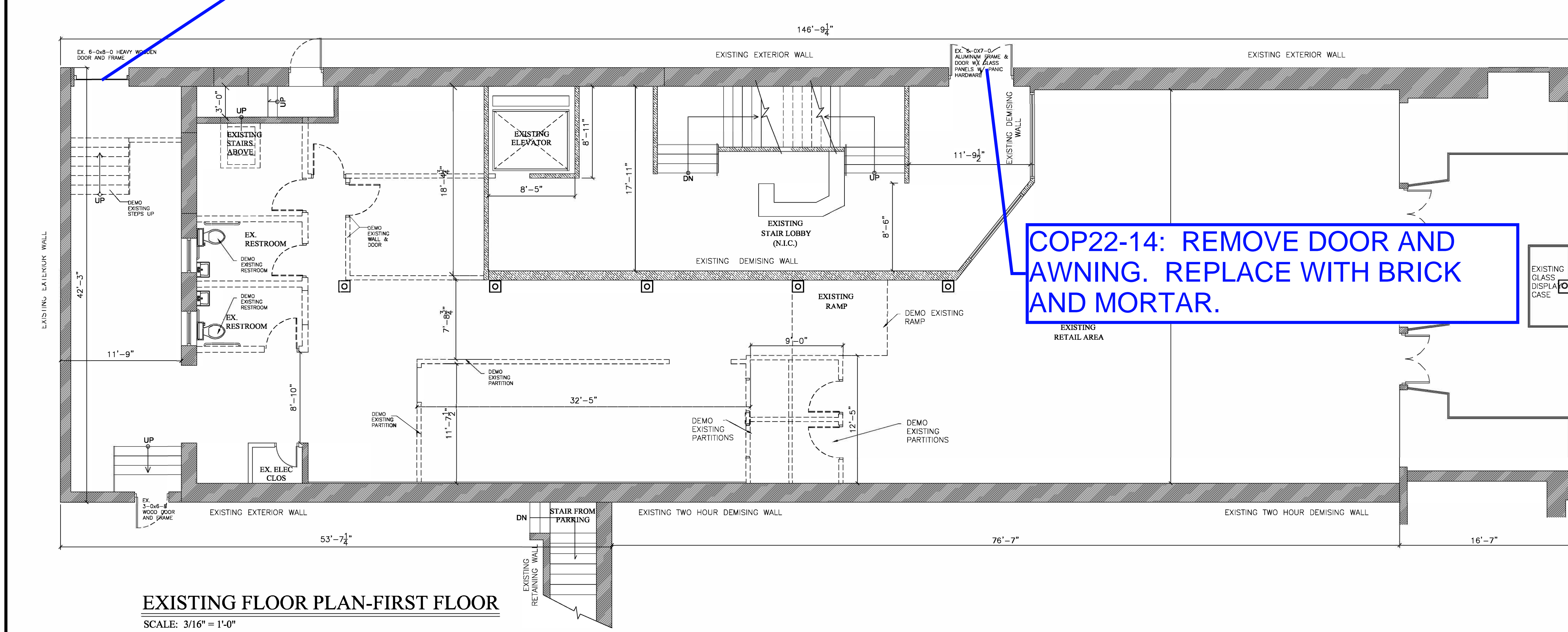
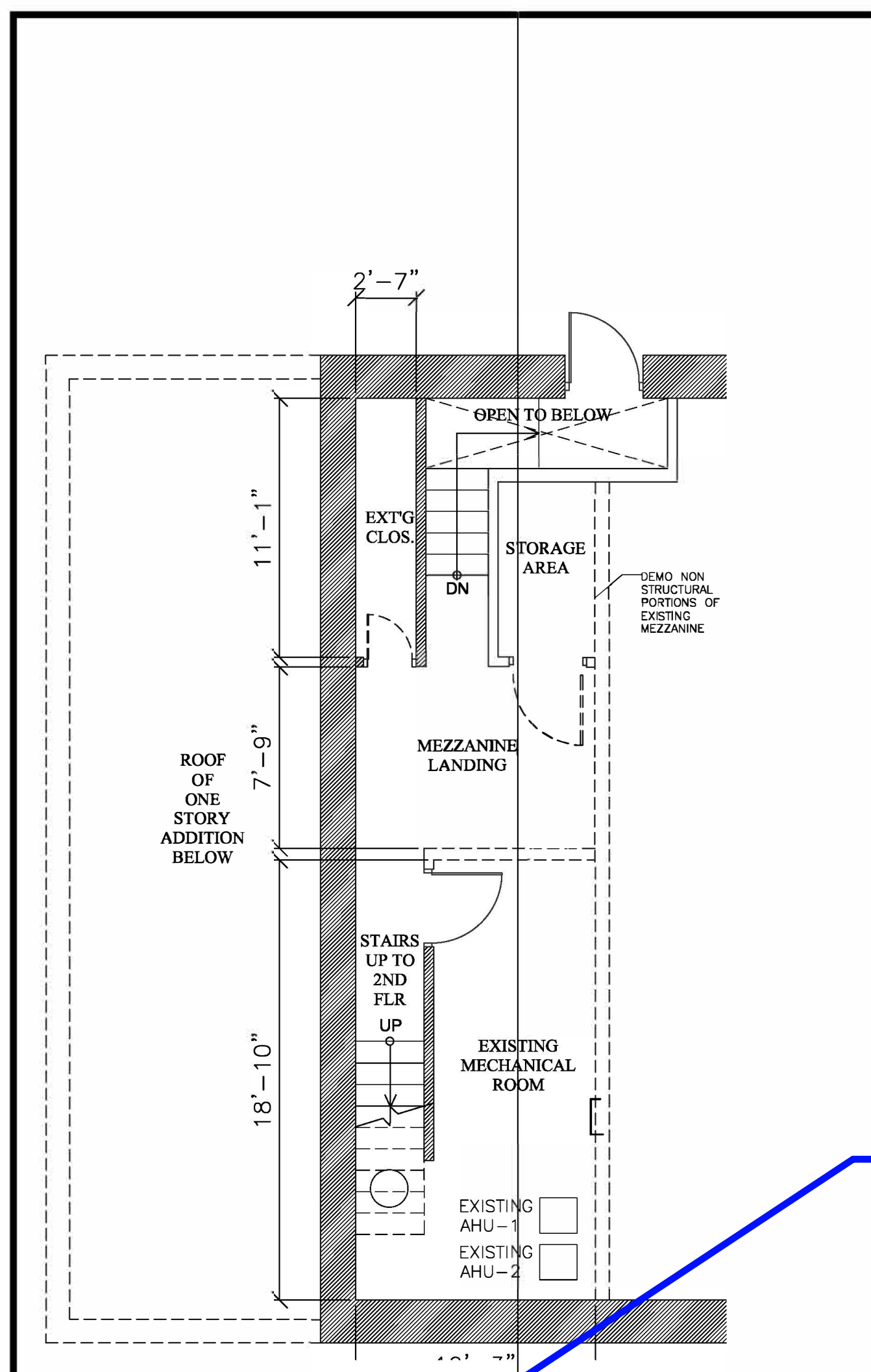
**SCOPE OF WORK**

A DEMO PLAN FOR A LANDLORD WORK IN PREPARATION FOR A NEW TENANT.  
 DEMO THE EXISTING COUNTERS, RESTROOMS AND INTERIOR PARTITIONS / CEILINGS. NO STRUCTURAL ITEMS AT THIS TIME.  
 DEMO THE EXISTING INTERIOR RAMP AT FLOOR HEIGHT CHANGE AND REPLACE WITH NEW ADA COMPLIANT RAMP.

**PROJECT TEAM**

LANDLORD  
 DON, PRESIDENT  
 N TRUST COMPANY  
 SUITE 600  
 TN 37402  
 TRUSTCO.COM  
 GENERAL CONTRACTOR  
 RENOVATING ATLANTA  
 DAVID WARREN  
 DAVID@RENOVATINGATLANTA.COM  
 678.469.8237

**COP22-14: REPLACE WOOD DOORS WITH METAL DOORS.**



**EXISTING FLOOR PLAN-FIRST FLOOR**  
 SCALE: 3/16" = 1'-0"

**LEGEND: FLOOR & CEILING PLANS**

---	EXISTING WALL TO DEMO
----	EXISTING WALLS TO REMAIN
EXIT A	EXIT SIGN W/ EMERGENCY LIGHTING
○ F.E.	2A10BC FIRE EXTINGUISHER MOUNTED IN ACCORDANCE WITH N.F.P.A.10
○ k	K CLASS FIRE EXTINGUISHER
△	EMERGENCY LIGHTING
⊠	2X4 TROFFER LIGHT
⊞	EXHAUST FAN, SWITCH W/ LIGHT FIXTURE
○	PENDENT LIGHTING

REVISIONS


PROJECT NAME AND ADDRESS  
**INTERIOR DEMO PLAN (LANDLORD)**  
 5 SOUTH PUBLIC SQUARE  
 CARTERSVILLE, GA 30120

DATE  
 01/17/20

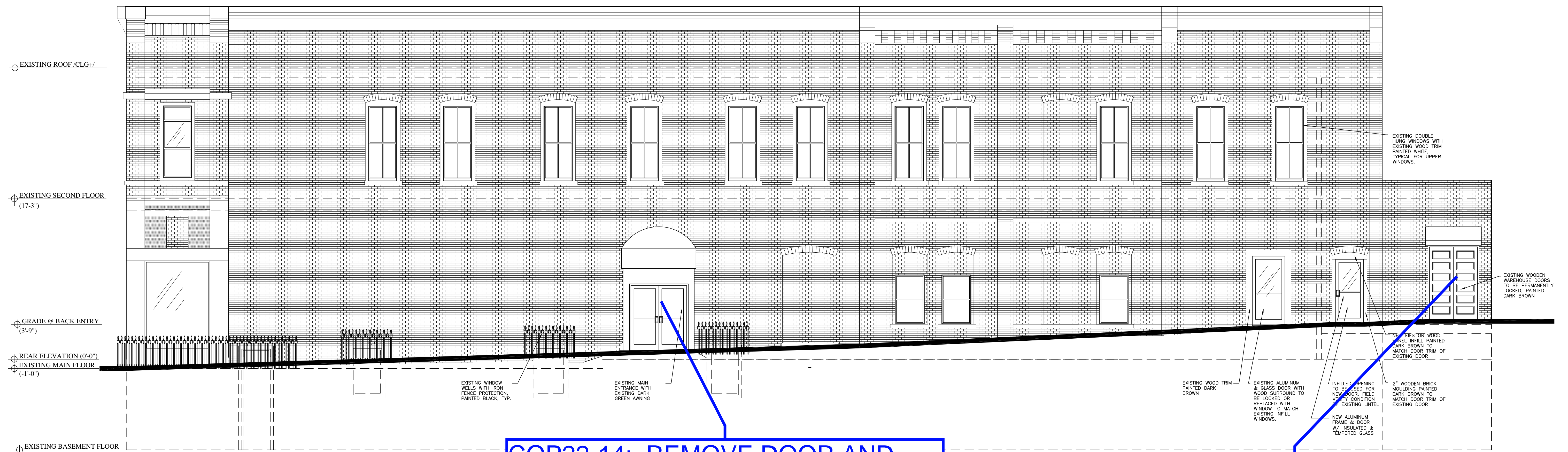
SHEET TITLE  
**DEMOLITION PLAN**  
 SHEET NUMBER  
**D-1**



EXISTING ELEVATION: RIGHT SIDE

SCALE: 3/16" = 1'-0"

CURRENT CONFIGURATION. NO MODIFICATIONS OCCURRED AS APPROVED ON COP20-15.



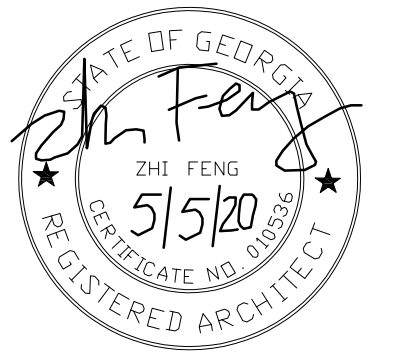
PROPOSED ELEVATION: RIGHT SIDE

SCALE: 3/16" = 1'-0"

COP22-14: REMOVE DOOR AND AWNING. REPLACE WITH BRICK AND MORTAR.

COP22-14: REPLACE WOOD DOORS WITH METAL DOORS.

FIRM NAME AND ADDRESS  
**NEW SPACE DESIGN, INC.**  
 3331 NORTH BERKELEY LAKE ROAD  
 SUITE 200,  
 DULUTH, GA 30096  
 PHONE: (404) 217-3458  
 OFFICE: (770) 783-2768  
 NEWSPACE@GMAIL.COM



RELEASED FOR CONSTRUCTION

REVISIONS

- 1) 05/05/2020: CITY - PROVIDE ELEV.

PROJECT NAME AND ADDRESS  
**INTERIOR RENOVATION PLANS FOR  
 BRADLEY BUILDING**  
 5 SOUTH PUBLIC SQUARE  
 CARTERSVILLE, GA 30120

DATE  
 04/27/20

SHEET TITLE  
**PROPOSED  
 ELEVATION:  
 RIGHT SIDE**

SHEET NUMBER  
**A-4.0**



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

\*Applicant: Justin Earl / Starpower, Inc.  
 Project Address: 5 S. Public Square, Cartersville  
 Mailing Address (if different than project address):  
4 West Ave, Cartersville, GA 30120  
 Phone: 470-315-2453  
 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.

**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 22-14  
 Date Received 5-26-22  
 Contributing Y.C. 1920  
 Zoning DBD  
 Legal Advertisement 6/14  
 Notified Adjacent \_\_\_\_\_  
 HPC Hearing 6/21/22  
 HPC Decision \_\_\_\_\_  
 COP Expiration \_\_\_\_\_  
 Project Completion \_\_\_\_\_  
 Tax Parcel C 001-0011-019

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**Existing Building Type:**

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

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

Remove/enclose non-historic double door opening

**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: August 1st, 2022

Anticipated Completion: August 15th, 2022

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 05-26-22 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]

A double aluminum/glass double door entry was added to the Cherokee St side of the building in 1999 during conversion of the upper floor to offices.

I am now returning the building to it's original purpose which is retail/mercantile and opening up both the main and upper floors as they were originally designed.

The flooring at this entrance was raised and ramped to meet the exterior grade and the interior is being returned to the original level, creating a drop off at this doorway.

In addition, this doorway interferes with sales floor layout.

Brick will be matched as closely as possible to existing and red mortar will be used to match the original mortar.

\*\*\*Please note, I am currently under contract to

purchase the building with closing scheduled for July

1st. I am submitting this application in advance of that

due to the tight timeline required to get a CO, move my business, and sell my existing property at 4 West Ave.

7/12/12: Addendum:

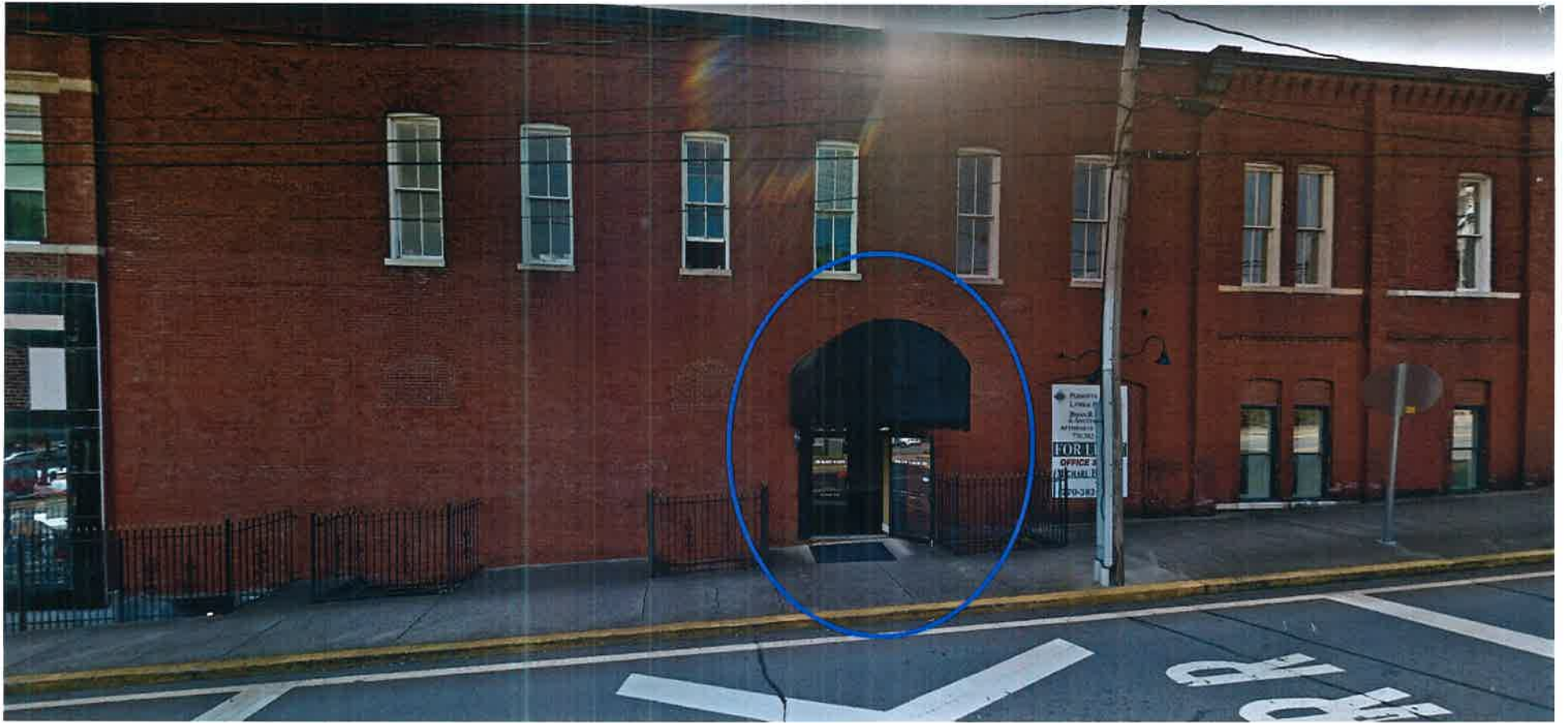
1) Replace double wood doors with metal commercial doors at rear of building on Cherokee Ave. side.

2) Remove awning on front of building.

## 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.











VIEW FROM INTERIOR OF DOORS TO BE REMOVED.



Source: <https://www.loopnet.com/Listing/5-S-Public-Sq-Cartersville-GA>

VIEW FROM EXTERIOR OF WOOD DOORS TO BE REPLACED WITH METAL DOORS



VIEW FROM INTERIOR OF WOOD DOORS TO BE REPLACED WITH METAL DOORS



Source: <https://www.loopnet.com/Listing/5-S-Public-Sq-Cartersville-GA>

EXAMPLE OF METAL DOOR REPLACEMENT.

