



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 23-09

HPC Meeting – 3/21/23

Application Information

Address: 18 Wall Street
 Applicant: Adam Harper, new owner
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= 0ft. Rear= 0ft. Side=0ft.

Brief Description: Multiple front façade modifications for new business

Applicable Guidelines to Consider- Sec. 9.25- 52

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. Aesthetic Recommendations
D. Paint	
E. Roofs	PART TWO: Additions and New Building Construction
F. Exterior Walls	
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation of Structures
I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)	
<input checked="" type="checkbox"/>	PART ONE: General Guidelines for Structures Contributing to the District.
	PART TWO: Guidelines for New Construction

Project Tasks:

1. Replace wood exterior with cedar planks.
2. Add cedar planks over stucco columns (sides)
3. Replace aluminum gutters with 6" copper gutters (Similar dim. to existing size).
4. Replace tiles on ground at door with cement board wood planks.
5. Replace existing fabric awning with new fabric awning (maintenance)
6. Paint aluminum window frame (maintenance).

Staff Comments:

History of the Property- The structure was constructed c.1900 according to the Bartow County Tax Assessor. No date was identified on GHRs.

COP23-04. Similar scope as this application. Denied. 2-21-23.

COP05-09. Paint front of building. Approved 10-18-05.

Analysis of the COP:

The building is under new ownership (applicant) and a new business tenant is planned. The applicant wishes to make cosmetic modifications to the front façade.

Since the denial of COP23-04 on 2-21-23, a site visit was scheduled on Friday, March 3rd to look at the surface behind the wooden, front façade. Members of staff and the Board met the owner and contractor on site to review the findings. The front wall was believed to be a brick face similar to most of the c.1900 downtown buildings. The contractor discovered that the existing wood siding was secured to stucco. The stucco is secured to wood planks with a steel mesh between the stucco and planks. Upon inspection from behind the wall and along the corners, it was determined that there is likely no brick wall. No brick was found.

As a result of the findings, the existing wood siding will be removed and the new cedar siding will be secured to the stucco/ wood plank backing.

The tile area to be replaced runs the entire length of the building façade. The width varies. The cement board siding is durable and weather resistant. The plank style seems to fit the proposed cedar style for the entrance.

Copper gutters will replace the existing aluminum gutters.

The new awning will be fabric like the existing awning.

All but task #2 are maintenance items and could be approved administratively. Based on the March 3rd findings, the proposed modifications seem appropriate.

HPC Ordinance section 9.25-52. Part 1, Various Sections, of the General Standards for existing structures in the DBD historic district provides some guidance for assessing this project:

1-5 Omitted

6. *Cornices:*

A. A cornice is the decorative strip along the top of most historic commercial buildings. It caps off the facade physically and visually. Cornices are usually constructed of brick, wood, cast iron, or sheet metal, and occasionally, the horizontal supporting beam acts as a cornice.

B. Original cornices shall be preserved. Damaged cornices shall be repaired without disturbing the rest of the cornice, using like materials, unless an alternative material is approved by the Commission.

7. *Upper fronts:*

A. The upper front of a building is the section of the facade above the main storefront. Do not fill in upper window openings.

B. A second story addition shall maintain the historical architecture of the building. The addition of a front porch or balcony where none existed previously is prohibited unless approved by Commission.

8. *Facades:*

A. The basic commercial facade consists of two (2) main parts: the storefront and entrance with display windows; and the upper front, usually with regularly spaced windows and a cornice. The storefront and upper front are visually important.

B. The elements of the facade shall be retained as closely as possible to those of the original structure, using existing original materials unless an alternative material is approved by the Commission.

C. If parts of the facade are missing, design and reconstruction shall be based on historical, pictorial, or physical documentation. When documentation is unavailable, a new design for a missing element shall be compatible with the size, scale, and material of the historic building.

9. *Exterior walls:*

A. Painting, sealing or applying other types of coatings to unpainted masonry is prohibited without Commission approval. One shall not sandblast exterior surfaces. Use the gentlest means possible to clean exterior materials. When repointing brick or other masonry walls, one shall use a historic mortar mix (softer than modern mixes), matching the original mortar joints.

B. Maintain historic exterior materials. As part of a renovation, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.

C. Maintain historic exterior materials. As part of maintenance, repair damaged exterior materials with like materials only in the area of damage. One shall not use imitation or faux brick, stone, wood siding, metal siding or aggregates on the building facade unless approved by the Commission.

10.Storefronts:

A. Common historic storefront design consists of large, thinly framed windows and a recessed entrance. Frequently, there is a cornice at the top of the storefront to separate it from the upper facade, and low bulkheads at the base of the storefront to protect the windows and define the entrance.

B. Historic storefronts shall be repaired rather than replaced or covered. Retain historic elements, such as bulkheads or cast iron columns. Storefronts can consist of a variety of materials similar to those of the rest of the building. If replacement of elements is required, new materials shall match the original in placement, composition, design, texture and other visual qualities. The frame can be wood, cast iron, or anodized aluminum. Bulkheads are generally wood panels, aluminum-clad plywood, polished stone, glass, or tile.

C. Where the original storefront no longer exists, replacement shall be based on historical research, physical or pictorial evidence, and be compatible with nearby historic buildings. One shall not extend the storefront out of its place in the facade. It should be in the same plane as the upper facade and shall not extend beyond the original opening.

D. One shall retain transom windows, reopening previously covered transoms whenever possible. One shall not enclose, replace the window type, cover, or install air conditioning units in transom windows.

11.Exterior details:

A. Details can be some of the most striking elements of a building's facade. Since the design and size of many commercial buildings are quite similar, their unique decorations should be noted and preserved.

B. Subtle wood details, such as window moldings, shall be retained. One shall not add architectural details where none existed before, such as colonial doors, small windowpanes, or storefront shutters unless approved by the Commission.

C. Decorative tile and structural, pigmented, beveled, stained, leaded or etched glass contributing to the original historic value of the structure shall be retained.

D. All decorative terra cotta and all forms of brick work and stonework shall be repaired and maintained. Historic cast iron and sheet metal decorations, common on many nineteenth century buildings, shall be preserved.

12.Windows—Storefront:

A. Retain large display windows characteristic of commercial buildings in their original size, shape, and proportions. Preserve original window components, replacing only damaged portions. When

replacing glass or restoring windows, retain the original configuration, size and shape of the storefront opening.

B. Display windows shall use clear glass only; transom windows can be clear, tinted or stained. Neither shall have dividing mullions.

C. Restore previously enclosed display windows when the original design is documented.

D. One shall not fill in window spaces or add storm windows which obscure the historic windows. If dropped ceilings cover part of the window openings, have the drop setback so the entire window space appears open from the outside. One shall not add decorative exterior shutters that do not fit the windows.

13. *Windows—Upper front:*

A. Existing windows shall be repaired unless an alternative is approved by the Commission. If required, replacement windows shall fill the entire opening and match the original windows in material, configuration, and style. If an aluminum frame is used, it shall be painted to match the remaining windows. Storm windows shall be either mounted inside or painted to match the window sash.

B. Upper story windows help tie together all the facades on a street. They give a building the appearance of vitality and shall not be filled in or covered.

14. *Awnings and canopies:*

A. The canvas awning was an important design element common in the traditional storefront. Awnings shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight that hits the store windows. Movable awnings can be retracted allowing the sun to shine into a building in the winter and can be extended to shade the storefront from summer heat. Awnings can also effectively and tactfully disguise inappropriate storefront alterations.

B. There are a variety of materials for awnings, including canvas, vinyl-coated canvas, and carillon, a synthetic material. Standard street-level awnings shall be mounted between the display windows and the first-floor cornice or sign panel with the valance about seven (7) feet above the sidewalk. They shall reinforce the frame of the storefront without covering up the side piers, and shall project four (4) to seven (7) feet from the building. A twelve-inch valance flap is usually attached at the awning bar and can serve as a sign panel.

C. Canopies that are intact and are an integral part of the building shall be preserved. For smaller canopies one may consider the addition of a canvas over the rails, and a twelve- to twenty-four-inch skirt along the front and sides.

Guidelines:

Since the average life of an awning is between four (4) and seven (7) years, the only records of authentic awnings are old photographs or renderings, unless awnings have been maintained regularly through the years. Reference old photographs to determine an awning appropriate for a

building. An awning can bring attention to a building, but care should be given to its design. Consider how it will appear in relation to the scale of a building to others on the street. An appropriately designed and placed awning can save money, identify a storefront, and create a pleasant sidewalk experience.

15. *Entrances and doors:*

A. Retain original recessed entries where they exist. Use building symmetry to suggest location, preferably recessed and canted. Retain tiled entryway floors. On upper levels, maintain historic door placements. One shall not add new entrances to secondary levels on the facade.

B. Entrance doors on historic commercial buildings usually have a large, clear glass panel and are made of wood, steel, or aluminum. Replacement doors shall resemble the original in design, materials, size and proportions.

C. Retain doors, hardware, trim and the original number of doors and their original locations. One shall not install unfinished aluminum doors or residential doors. One shall not add transom or sidelight windows where none existed previously.

Commissioners Work Sheet

Materials:

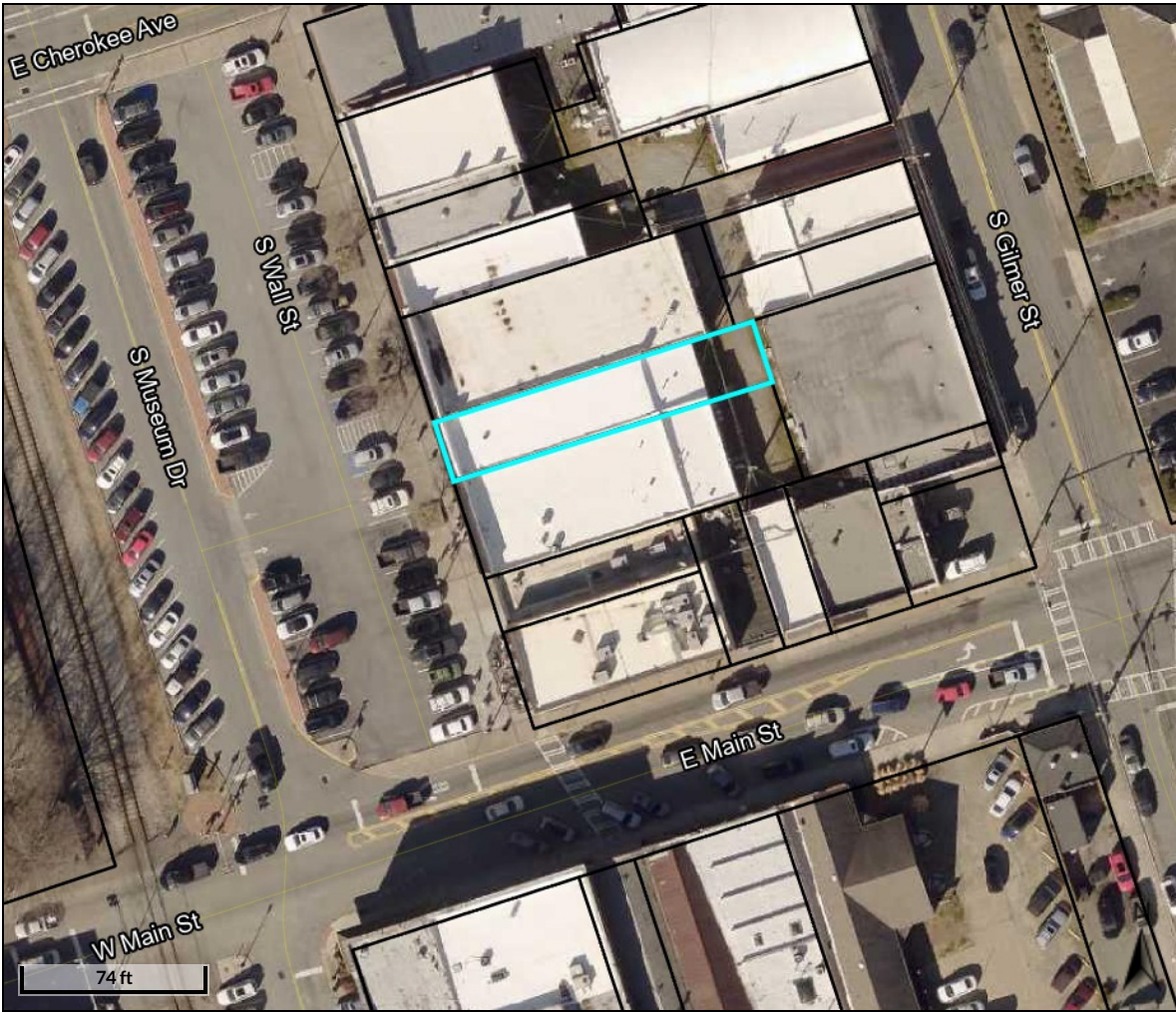
	Existing Materials	Materials to be Used
Roof		
Siding	Wood & Stucco	Wood (Cedar)
Windows		
Doors		
Exterior Lighting		
Foundation		
Awning	Fabric	Fabric
Entrance	Ceramic Tile	Cement board plank
Gutters	Aluminum	Copper
Ornamentation		

Hardscaping

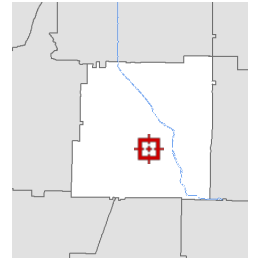
- Patio:
- Drives:
- Fencing:
- Lighting:

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.



Overview



Legend

- Parcels
- Roads

Parcel ID	C001-0012-006	Alternate ID	31874	Owner Address	SPRADLEY BRENDA CARLOTTA EDMONDSON
Sec/Twp/Rng	n/a	Class	Commercial		118 SHADOW LN
Property Address	18 S WALL ST	Acreage	0.06		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 455 LD 4 S3 Olive Branch				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/16/2023
 Last Data Uploaded: 2/15/2023 10:31:07 PM

Developed by **Schneider**
 GEOSPATIAL



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

*Applicant: Adam Harper
 Project Address: 18 Wall St Cartersville GA 30120
 Mailing Address (if different than project address):
430 Sassafras mtw laurel ln Jasper GA 30143
 Phone: 404-444-4193
 Email: ~~adamharper@ga.com~~ adamharperAtlanta@gmail

*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	COP23-09
Date Received	3-6-23
Contributing	<input checked="" type="checkbox"/> C 1920
Zoning	DBO
Legal Advertisement	3-21-23
Notified Adjacent	
HPC Hearing	3-14-23
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	001-0017-006

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):

Exterior renovation

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: _____

Anticipated Completion: _____

Contractor/Consultant/Architect: Jeff Rickert

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 _____ 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

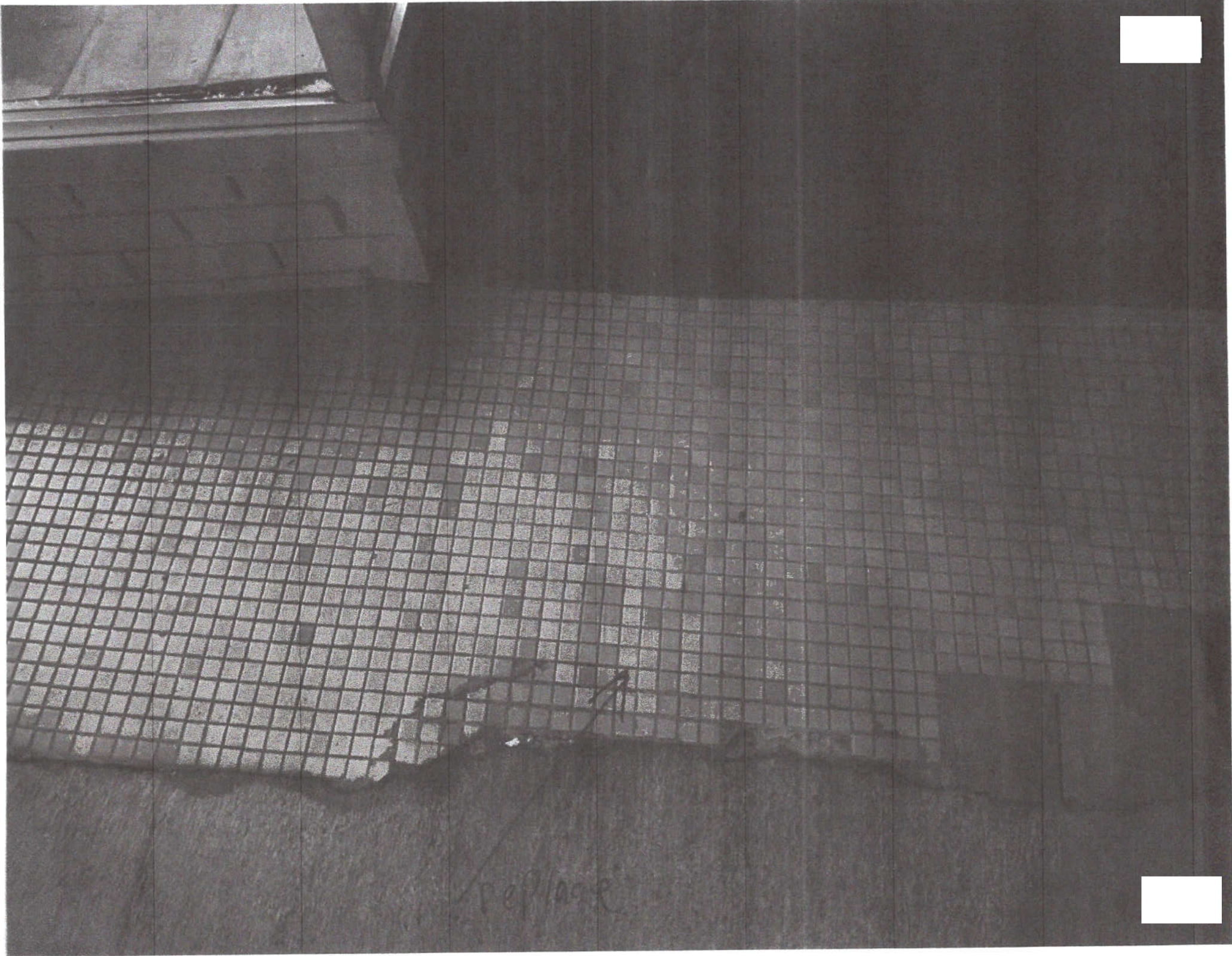
Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description.

[Example: (1) Addition to rear (2) New roof]

Replace wood on front of building. Replace broke tile in front of door. Replace gutter with copper one. Put new cover on awning. Repaired front Put wood down sides to match top 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.



replace

Cedar Plank example



New wood

Olive Branch

replace fabric

make in copper



Bring
wood
Down





COPPER
Gutter

In front of
front door to replace
brace tile

11:09

78



Yesterday
10:43 AM

Edit



HDR



Next
Door sign



Front
of Building
is wood



Images Taken 2-14-23





