



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 24-01

HPC Meeting – 1-16-24

Application Information

Address: 6 S Wall Street
 Applicant: Justin Earl (The Jerks, LLC)
 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 full lite front door with a fiberglass, pre-hung commercial-style door;
2. Replace fabric awning with same.
3. Paint exterior as needed.

Staff Comments:

History of the Property- The structure was constructed c.1920 according to the Bartow County Tax Assessor. GHR identified the date as c1880. These dates conflict with the dates stated for 8 S. Wall St.

COP11-06. Open 2nd story windows and restore with like material. Approved 5-10-11.

COP11-08. Replace wooden multi-light display windows with solid double insulated plate windows with light-to-medium tint). Approved 6-30-11.

COP11-12. Modify COP11-08 to allow replacement windows with grid and lights similar to existing. Approved 8-16-11.

Analysis of the COP:

The building is under new ownership (applicant). The applicant wishes to make cosmetic modifications to the front façade.

The stuccoed elements of the façade are painted. Some brick areas are not painted.

These minor revisions seem appropriate for the building and district.

For future reference, removal of the stucco in an attempt to expose the underlying brick is not recommended unless there is a structural failure. Removing the stucco will likely do more damage to the brick wall than taking no action.

Standards for consideration:

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:

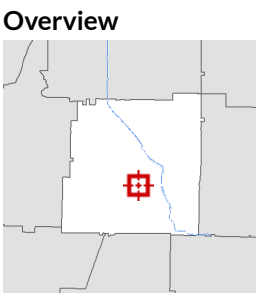
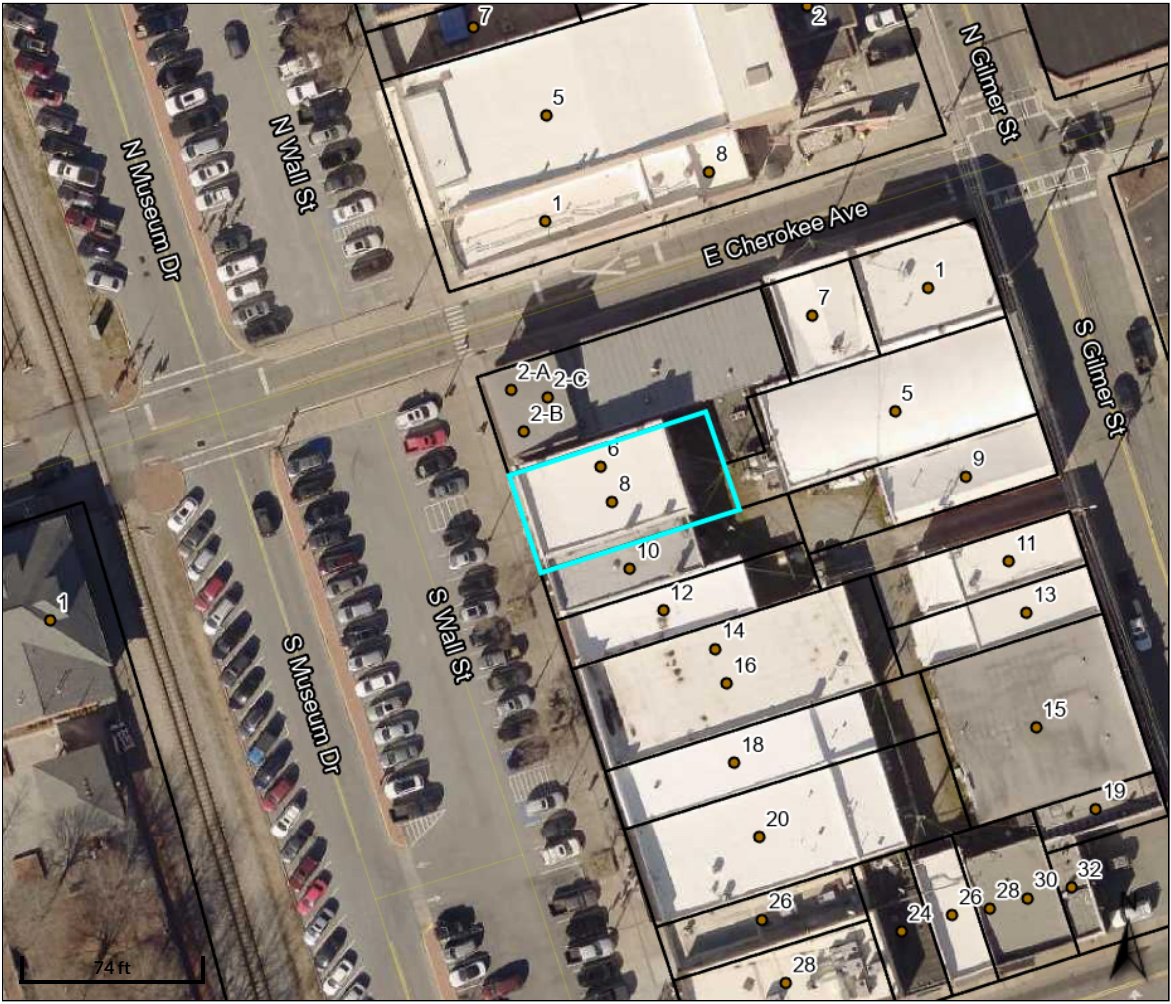
	Existing Materials	Materials to be Used
Roof		
Siding		
Windows		
Doors	Metal/ glass	Metal/ glass
Exterior Lighting		
Foundation		
Awning	Fabric	Fabric
Entrance		
Gutters		
Ornamentation		

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.



Legend

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

Parcel ID	C001-0012-002	Alternate ID	31870	Owner Address	SPRADLEY BRENDA CARLOTTA EDMONDSON
Sec/Twp/Rng	n/a	Class	Commercial		118 SHADOW LN
Property Address	6 S WALL ST	Acreage	0.07		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 455 LD 4 S3 Lulabell's Closet, Emondson				
	(Note: Not to be used on legal documents)				

Date created: 1/10/2024
 Last Data Uploaded: 1/10/2024 1:11:01 PM





**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	24-01
Date Received	12/4/23
Contributing	C 21880
Zoning	
Legal Advertisement	1-9-24
Notified Adjacent	
HPC Hearing	1-16-24
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	C 001-2012-202

*Applicant: Justin Earl (The Jerks, LLC)

Project Address: 6 S Wall Street, Cartersville, GA 30120

Mailing Address (if different than project address):

5 S Public Square, Cartersville, GA 30120

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.

P
R
O
J
E
C
T

I
N
F
O
R
M
A
T
I
O
N

Existing Building Type:

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

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

New front door, new awning fabric

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: 02-01-2024

Anticipated Completion: 02-29-2024

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 12-04-2023

Signature Justin Earl

Digitally signed by Justin Earl
Date: 2023.12.04 15:07:44 -05'00'

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]

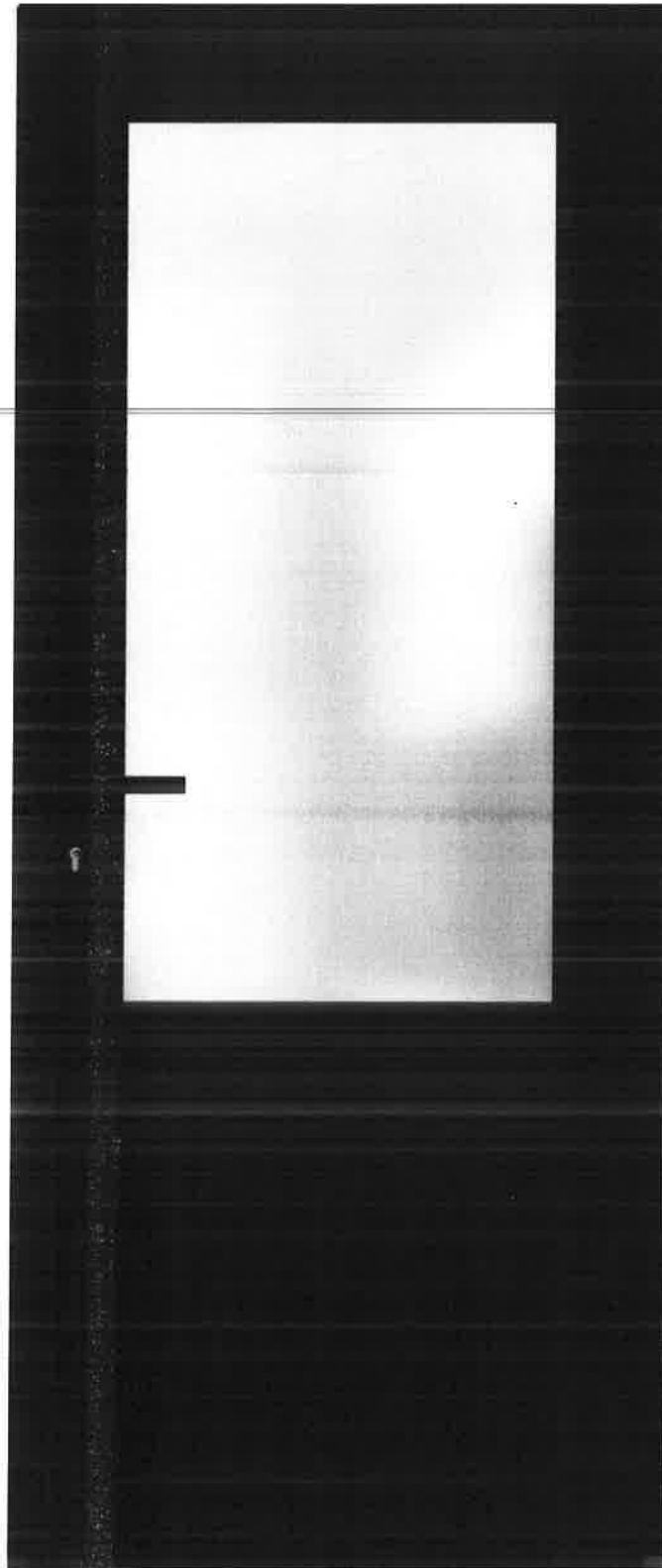
Replace low quality, non-historic front door with more durable commercial door. I am offering two style options - both are fiberglass prehung commercial doors. I am showing them molded in black. I am not married to the color or even these exact doors - this is the best options I found after 2 hours of Googling. Suggestions are welcome.

For the awning, the fabric is rotten (frame is fine) and needs to be replaced. I am proposing it just be replaced with black fabric, in the same style that is there now.

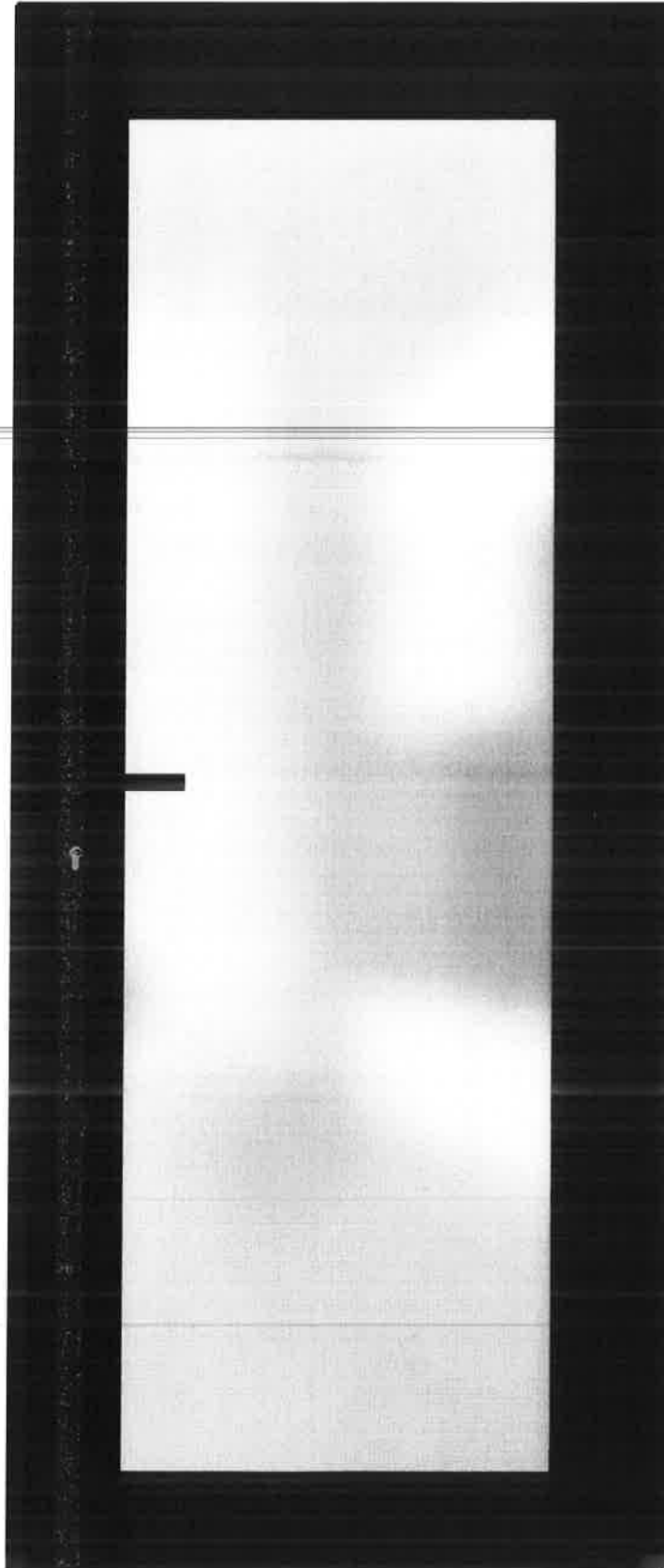
The blue paint of the exterior is pretty awful, but I am hesitant to do a complete color change on the building because in the future (5-10 year out) I would like to remove the stucco and put the building back to it's correct late 1800's/early 1900's (which will be the original, uncoated brick). In the meantime I think black for the awning, door, and painting the window frame/trim to match would enhance the shop look within the budget available.

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.



 United P





Lulabelle's
Closet

EDMONDSON'S
ACCOUNTING & TAX SERVICE

CLOSET

Cartersville, Georgia

Google Street View

Oct 2023

See latest date



Image capture: Oct 2023 © 2024 Google

