



City of Cartersville Historic Preservation Commission COP Application Staff Report

Case: COP 23-14

HPC Meeting – 4/18/23

Application Information

Address: 120 (S.) Gilmer Street
 Applicant: MTC Properties, LLC. Rep: Gary Temples
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= oft. Rear= oft. Side=oft.

Brief Description: Multiple exterior modifications for new tenants

Applicable Guidelines to Consider- Ord. 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. General Building Items

- A. Paint unpainted brick on 3 sides of building.
- B. Remove (4) fabric awnings.
- C. Paint metal mansard roof panels
- D. Paint previously painted architectural block, rear wall (maintenance).
- E. Caulk and paint metal window frames (maintenance).

2. For 100 suite side of building (Gilmer St):

- A. Remove right side door and side lights with roll-up door.
- B. Remove left side double doors, commercial style, with side light and replace with new double doors, half-light.
- C. Add board and batten around double doors to fill previous window openings.

3. For 200 suite side of building (Tennessee St):

- A. Remove siding over Tennessee St windows (west facing).
- B. Remove (1) window and brick window opening on Tennessee St side.
- C. Replace (1) door and (2) side-light windows with roll-up door.
- D. Remove siding over window.
- E. Remove door and window on east side of bump-out and brick both openings.
- F. Remove door and (4) windows on south side of bump-out (front building face) and replace with double doors, new window sill and board and batten to fill previous window openings.
- G. Remove siding over windows west side of bump-out.

Staff Comments:**History of the Property:**

Conflicting information exists in the Historic District records. District records at the time of district adoption (2004) show this property addressed as 120 S. Tennessee St. and identified it as “Contributing.” No records were found for 120 Gilmer St. or S. Gilmer St.

Current tax records do not show a 120 S. Tennessee St. address, but do show a 120 Gilmer St. address for this property. Tax records show this property was constructed c. 1945. There is no GHRS for this property under either address.

The Historic District property owner record and Tax Assessor history both show “William H. Wheeler” as the owner in 2004 and 2012, respectively. No other records listing Mr. Wheeler as a property owner of adjacent property addresses have been found.

Staff believes that 120 S. Tennessee St. and 120 (S) Gilmer St. are the same property; therefore, per the historic district records, the property is determined to be historic, contributing.

Previous COPs:

COP13-01 (Including 117 S. Tennessee St): Commercial renovations for restaurant incl. doors, windows, awnings. Approved 2-12-13 and 3-19-23 (revision).

Analysis of the COP:

The building is historic, contributing.

Exterior modifications were observed by staff on 4/4/23. A Stop Work Order was posted. The applicant immediately contacted staff to discuss. An on-site meeting was held on 4/5 to discuss the modifications and walk the property. The HPC application was received 4/10. Interior renovations were allowed to continue. Due to inclement weather, exterior openings were allowed to be enclosed or sealed. All other exterior modifications were suspended until the HPC meeting.

The applicant purchased this property and the adjacent property to the north, 103 E Main St (formerly Southern with Grace) in 2021. His intent was to make the entire triangular block attractive, inviting, and uniform in appearance. Two structures are on the 103 property-Buildings 103(c.1968) and 117 (c.2006). One structure is on the 120 property (c.1945). All structures are brick or decorative block with metal mansard roof panels. The 103 and 117 buildings were painted white in 2006 based on images and the approval letter provided with COP06-08. Modifications to the 103 building were reviewed and approved by the HPC on 7-17-18, COP18-16.

To provide the office functionality required by the tenant/s and to achieve the uniform appearance with the 103 property, the applicant made the modifications provided under project tasks.

Generally, the old awnings were removed and entry doors with sidelight glass panels were removed, modified or replaced with rollup doors. Some window and door openings were enclosed with brick. Other windows, that had been covered by siding, were exposed. The metal roof panels were painted as well as the decorative block on the rear of the building which was previously painted, probably with COP06-08. The unpainted brick on the remaining (3) walls was painted white to match the buildings on the 103 property. An acrylic latex paint was used which is a paint suitable for masonry surfaces.

Given the significant changes to the property and buildings over the years in the triangular block, some of which have been approved by the HPC, staff has no opinion on the appropriateness of the exterior modifications for this building.

Commissioners Work Sheet

Materials:

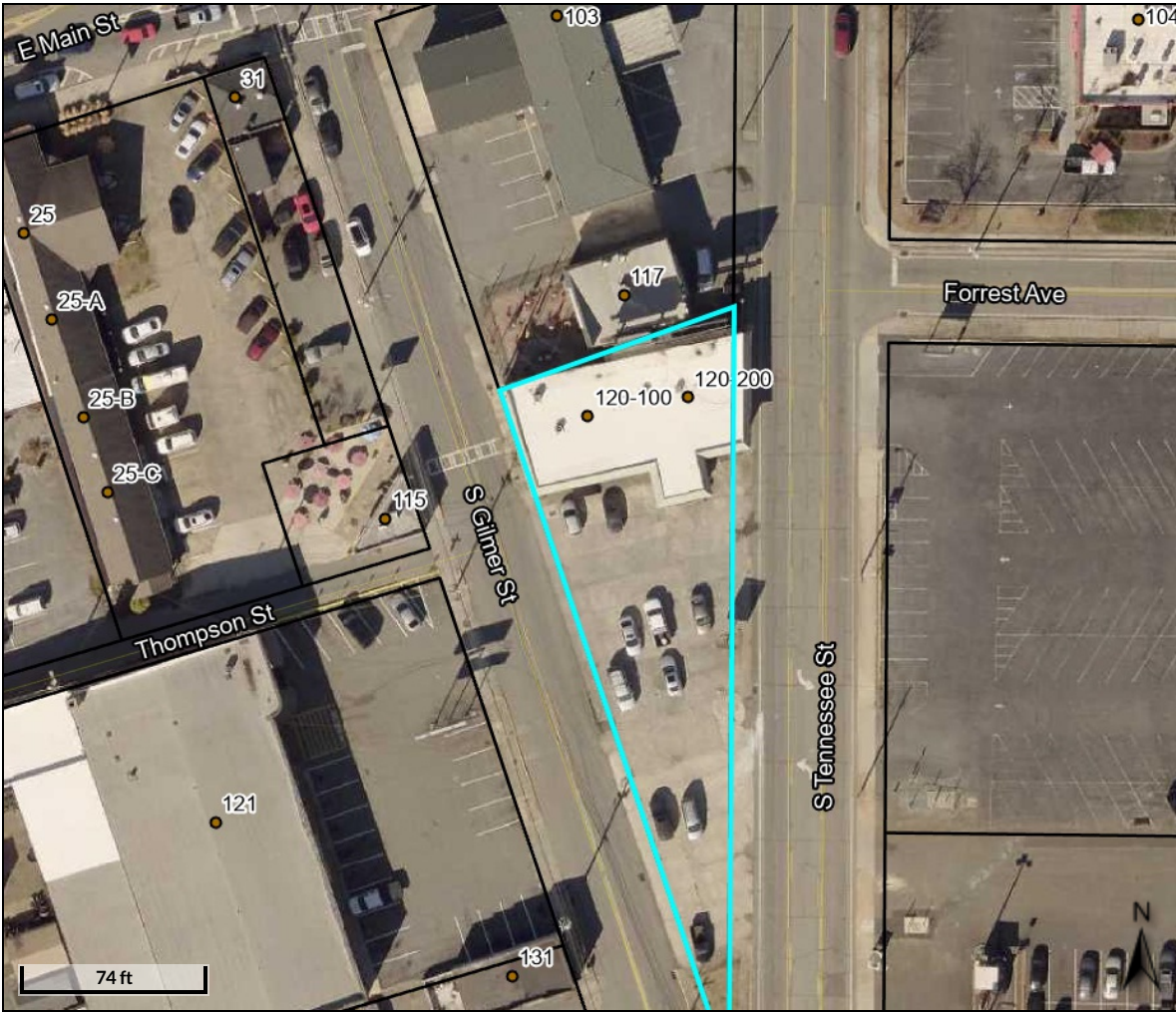
	Existing Materials	Materials to be Used
Roof	Metal	
Siding	Vinyl/ brick	Brick
Windows	Metal	Metal
Doors	Wood/metal	Wood/metal
Exterior Lighting		
Foundation	Concrete Slab	
Awning	Fabric	None
Entrance		
Gutters		
Ornamentation		

Hardscaping

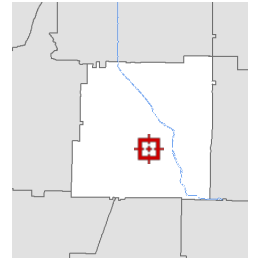
- Patio:
- Drives:
- Fencing:
- Lighting:

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.



Overview



Legend

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

Parcel ID	C001-0019-004	Alternate ID	31955	Owner Address	MTC PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	Commercial		PO BOX 1733
Property Address	120 GILMER ST	Acreage	0.31		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL 482 D 4				
	(Note: Not to be used on legal documents)				

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Sec. 9.25-52. Downtown Business Historic District.

The City Council of the City of Cartersville adopts the Downtown Business Historic District as indicated herein.

(a) *Boundaries.* The boundaries of the Downtown Business Historic District are as follows:

Begin at the point of intersection of the northern right-of-way of Leake Street with the Eastern right-of-way of S. Bartow Street, said point being the Point of Beginning.

Thence along the northern right-of-way of Leake Street to the point of intersection with the western right-of-way of S. Tennessee Street; thence along the western right-of-way of S. Tennessee Street and N. Tennessee Street to the point of intersection with the northern right-of-way of Church Street, thence along the northern right-of-way of Church Street to the point of intersection with the western right-of-way of Gilmer Street; thence along the western right-of-way of Gilmer Street to the point of intersection with the northern property line of Bartow County Tax Parcel C00100001004; thence along the northern property line of Bartow County Tax Parcel C00100001004 and C00100001001 to the point of intersection with the eastern right-of-way of Railroad Street a/k/a Museum Drive; thence along the eastern right-of-way of Railroad Street a/k/a Museum Drive to the point of intersection with the southern right-of-way of Church Street; thence along the southern right-of-way of Church Street to the point of intersection on the southern right-of-way of Church Street with western property line of Bartow County Tax Parcel C00200014001; thence along the eastern property line in a southerly direction to the point of intersection with the southern right-of-way of W. Cherokee Avenue being approximately 335 ' and being the point of intersection of the with the western property line of Bartow County Tax Parcel C00200013004; thence along the southern right-of-way of W. Cherokee Avenue to the point of intersection with the western right-of-way of Noble Street; thence along the western right-of-way of Noble Street to the point of intersection with the northern property line of Bartow County Tax Parcel C00200012002; thence along the northern property line of Bartow County Tax Parcels C00200012002, C00200012013, C00200012012, and C00200012011 to the point of intersection with the eastern right-of-way of N. Bartow Street; thence along the eastern right-of-way of N. Bartow Street and S. Bartow Street to the point of intersection with the northern right-of-way of Leake Street, said point being the Point of Beginning.

(b) *Designation of contributing/non-contributing property owners list.* The following is a list of all properties and property owners of the Downtown Business Historic District and designation of each property as contributing or non-contributing pursuant to the City of Cartersville Historic Preservation Ordinance.

*Status N - Non Contributing C-Contributing

Business Name	Alt Address	Status*
Lancaster Attorney	109 E. Church St	N
Elite Hair	135 W. Main St.	C
Main St. Antiques	125 W. Main St.	C
Patcharee Thai	19 Public Square	C
Booth Western Museum	501 Museum Drive	N
Anverse Inc.	6 E. Church St	C
Bartow History Museum	13 Wall St.	C
Foundation Science Center	1 N. Gilmer St.	C
Ross and Sons Cafe	17 Wall St.	C
Theater	5 Wall St.	C
Theater Dressing Room	2 N. Gilmer St.	C

Theater Lobby	3 Wall St.	C
Theater Space	1 Wall St.	C
WBHF	11 Wall St.	C
Greene & Greene	100 W. Main St.	C
Jordon Scott Salon	30 W. Main St.	C
Edward Jones Investments	31 Public Square	C
Franklin Travel	19 S. Gilmer St.	C
Occupant	102 W. Main St.	C
Occupant	103 W. Main St.	C
Edward Jones	31 Public Square	C
George F. Willis Realty	29 Public Square	C
Hudson Construction	23 Public Square	C
Smith & Smith Civil Engineering	21 Public Square	C
Sulzer	25 Public Square	C
Bank of America	102 E. Main St.	C
Occupant	101 S. Erwin St.	C
Drive-Thru	21 Leake St.	C
Bridges Insurance Agency	23 Wall St.	C
Psycho Sisters	17 E. Main St.	C
Summey's	145 W. Main St.	C
Occupant	178 W. Main St.	N
Koo Karate	41 Public Square	C
Occupant	43 Public Square	C
Chamber Building	122 W. Main St.	N
Georgia International Life	17 Public Square	C
Occupant	121 Leake St.	C
Craft Corner / Wall to Wall Frames	14 Wall St.	C
Occupant	16 S. Erwin St.	N
Occupant	25 W. Main St.	C
Occupant	28 E. Main St.	C
Occupant	30 E. Main St.	C
Antonino's	28 Wall St.	C
Embroidery	26 W. Main St.	C
Inside Out	16 Wall St.	C
Morgan Stanley Dean Whitter	26 Wall St.	C
Rush Home	18 W. Main St.	C
Tattoo	24 E. Main St.	C
W-D Archery	16 W. Main St.	C

Business Name	Alt Address	Status*
Fast Page	32 E. Main St.	C
AutoPro Title Pawn Inc.	2 N. Tennessee St.	N
Taco & Sub	4 N. Tennessee St.	N
Young's	2 W. Main St.	C

Greg's Pawn Shop	17 E. Church St	C
Southern Voice and Data	9 S. Gilmer St.	C
Kim's Antiques	129 W. Main St.	C
Bartow Loan	108 W. Main St.	C
Candlewick Book Store	21 Wall St.	C
Cartersville Sewing and Vacuum Center	6 Wall St.	C
Hair Today	18 Wall St.	C
Occupant	12 Wall St.	C
Lowery Dental	13 N. Erwin St.	C
Occupant	148 W. Main St.	N
Ed Dickey's Realty	163 W. Main St.	C
Occupant	199 S. Erwin St.	N
Specialty Accounting	29 W. Main St.	C
Nelson's Appliance	162 W. Main St.	N
Occupant	152 W. Main St.	N
Occupant	114 Cherokee Ave.	C
Occupant	121 W. Main St.	C
H & K Golf	131 S. Gilmer St.	N
Occupant	5 S. Gilmer St.	C
Katrina's Nails	115 S. Gilmer St.	N
Coldwell	25 E. Main St.	C
City Cab	17 Noble St.	N
H. Danial Insurance	15 S. Gilmer St.	C
Thrift Store	13 Public Square	C
Haigler Systems	26 E. Church St	C
Cartersville Pawn	134 W. Main St.	N
Wade Evertt Attorney	127 W. Main St.	C
Stained Glass	10 W. Main St.	C
Ga. Probation	123 W. Main St.	C
Nelson's Home Furnishings	162 W. Main St.	N
Iris Cleaners	139 W. Main St.	C
Occupant	24 W. Main St.	C
Warehouse	103 Railroad St.	N
Angel's	151 W. Main St.	C
Wall Street Cigars	10 Wall St.	C
Foxgloves	114 W. Main St.	C
Let's Roll / Foxgloves	110 W. Main St.	C
Tonsmeire	29 Wall St.	C
Village Porch Cafe	25 Wall St.	C
Appalachian Grill	16 E. Church St.	C
Carpets by Gregory	21 E. Main St.	C
Cartersville Antique Gallery	9 E. Main St.	C
Foxgloves	112 W. Main St.	C
John Lewis	11 E. Main St.	C
Kathy's Beauty Salon	15 E. Main St.	C
Main St. Books & Coffee	5 E. Main St.	C
Meg Pie Collection	10 E. Church St	C

Occupant	119 W. Main St.	C
Occupant	22 E. Church St.	C
P. Cole Law PC	12 S. Erwin St.	C
Pauper & Prince	12 E. Church St.	C
Periwinkle	24 E. Church St.	C
Shaving Gallery	18 E. Church St.	C
Shaving Gallery	20 E. Church St.	C
The Herb Shop	19 E. Main St.	C
Jenkins and Olson	15 Public Square	C
4-Way	31 E. Main St.	C
Church Shop	21 W. Main St.	C
Primerica	105 W. Main St.	C
Occupant	32 W. Main St.	C
Starr - Mathis Ins.	34 W. Main St.	C
M. F. McCord	123 Leake St.	C
Howard Insurance	11 S. Gilmer St.	C
Yoga Center	18 S. Erwin St.	C
Harry Daniel Insurance	13 S. Gilmer St.	C
Occupant	3 E. Main St.	C
Eagles	28 W. Main St.	C
Love Joy	20 W. Main St.	C
Occupant	162 W. Main St.	N
E. D. Jones	1 S. Gilmer St.	C
Storage for Theater	8 E. Cherokee St.	C
Occupant	21 E. Church St	C
Peoples Financial	8 N. Tennessee St.	C
Dabbs Realty	13 S. Gilmer St.	C
Supervisor Services	113 S. Erwin St.	C
J. Brandon	5 Public Square	C
Pheonix Screen Printing	39 Public Square	C
The Gallery	14 W. Main St.	C
Moon River Cafe	101 W. Main St.	C
Moon River Cafe	13 S. Erwin St.	C
Occupant	6 Wall St.	C
Occupant	8 Wall St.	C
Taylor Farm Supply	11 Leake St.	N
Turner's Cleaners	155 W. Main St.	C
Peachtree Planning	111 Leake St.	C
Franklin Furniture	144 W. Main St.	N
Occupant	107 Leake St.	C
Occupant	100 W. Church St.	C
Occupant	109 W. Church St.	C
Occupant	117 Leake St.	NC
Quizno's	20 Wall St.	C
Neel Law Firm	132 W. Cherokee St	C
W.M. Furniture	2 Wall St.	N
Occupant	16 W. Main St.	C

W. Cetti Law Firm	10 S. Erwin St.	C
Mission Tire	121 S. Gilmer St.	C
Occupant	120 S. Tennessee St.	C
Akin's Law Office	11 Public Square	C
Akin's Law Office	9 Public Square	C
Boyd Pettit Attorney	11 S. Erwin St.	C
Occupant	139 Leake St.	C
White, Choate, Watkins Attorney	100 W. Cherokee	N

- (c) *Overlay map.* The zoning map of the City of Cartersville shall be amended to show the Downtown Business Historic District as an overlay on said zoning map and said overlay on said zoning map and said overlay shall be designated as the H-1DBD Historic District.
- (d) *Design standards.* The following design standards are adopted for the Downtown Business Historic District:

CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
DOWNTOWN BUSINESS HISTORIC DISTRICT
GENERAL STANDARDS

INTRODUCTION

The following Downtown Business Historic District Design Standards are intended to identify the character-defining features of a site or structure used in determining the compatibility of the proposed alteration, repair, renovation, rehabilitation or restoration of an existing structure or the construction of a new structure regarding the appropriateness of the size, location, materials, style, rhythm, and any other quality deemed as contributing to the character of a historic property or structure as determined by the Historic Preservation Commission (Commission).

For items not addressed by the following standards or guidelines, the Commission will refer to the *U.S. Department of the Interior, Secretary of the Interior Standards for the Treatment of Historic Properties*, latest edition, for guidance.

Preservation of character-defining elements of historic buildings is a priority, and alterations and repairs should accurately represent the historic qualities of the buildings. Original documentation shall be used for restoration work, if available. Where original documentation is unavailable, interpretations of similar elements that occurred in the area may be considered.

In filing for a Certificate of Preservation all standards shall be complied with and so demonstrated on said application and supporting documentation. Guidelines, as indicated herein, may or may not be demonstrated in the application or supporting documentation for a Certificate of Preservation. Maintenance recommendations, if any, are included for informational purposes only and are not required to be included in an application for a Certificate of Preservation and as such shall not be considered by the Commission in reviewing said applications.

PART 1—EXISTING STRUCTURES:

1. *Changes in use:*

A change in use is not regulated, but every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

2. *Original design character:*

Adhere to the original design character of the building. Analyze the building to determine which elements are essential to its character. Do not alter the structures' facade to make it appear newer or older than it actually is. The historic character of the Downtown Business Historic District should be expressed.

3. *Historical changes:*

Preserve older alterations that have achieved historic significance. An example is an addition or entryway that was added to the original building early in its history. More recent alterations that are not historically significant may be removed.

4. *Plan and implement strategies:*

- A. Evaluate the historic property and create a plan for implementing strategies for preservation, rehabilitation, restoration, reconstruction, alterations to the exterior, and additions.
- B. Rehabilitation work shall not destroy the distinguishing character of the structure. Match the original material when feasible. Alternative materials shall be considered by the Commission. Deteriorated architectural features shall be repaired, rather than replaced, whenever possible. Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material using recognized preservation methods whenever possible. Alternative materials shall be considered by the Commission.
- C. Replacement of missing architectural elements shall be based on accurate duplications of original features. In the event replacement is necessary, the new material shall match that being replaced in design, color, texture, and other physical qualities. The design shall be substantiated by physical or pictorial evidence.
- D. Where reconstruction of an element is impossible because of lack of historical evidence, a new design that relates to the building in general size, scale and material shall be considered using design elements that reflect the building's style.
- E. During repair or rehabilitation, protect and maintain historic features that survive in generally good condition. Treatments include rust removal, caulking, sealing and repainting. Original materials and details that contribute to the historic significance of the structure shall be preserved.
- F. When disassembly of a historic element is necessary for its rehabilitation, one shall use methods that minimize damage to the original materials. Devise methods of replacing the disassembled materials in their original configuration.

5. *Roofs:*

- A. Preserve original pitch and shape of the roof forms where they contribute to the historic character of the building. Replace existing roof materials with the same type of material where it is visible from the street unless an alternative material is approved by the Commission. Rooftop mechanical systems, satellite dishes, and similar devices shall be unobtrusive and located out of public view unless approved by the Commission.
- B. Maintain historic chimneys.
- C. Do not remove ornamental roof features.
- D. Do not use shingled, mansard roofs.

6. *Cornices:*

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- 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:*

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- 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.

16. *Building additions:*

- A. Design an addition to be compatible with the historic building in mass, form, materials, and relationship of solid surfaces to windows and doors in the exterior walls, yet make the addition discernible from the original.
- B. One shall not construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.
- C. Construct new additions so that there is the least possible loss of historic fabric and that the character-defining features of the historic building are not destroyed, damaged, or obscured.
- D. Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
- E. Locate a new addition to the rear of the structure or behind the front facade.

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- F. New parking lots shall be located to the side or rear of a structure unless an alternate location is approved by the Commission.

PART TWO—NEW BUILDING CONSTRUCTION

1. *Building form and scale:*

- A. Any new building constructed in the Downtown Business Historic District will make a significant visual impact on the streetscape. It is important to consider the character and scale of the surroundings and adjacent buildings to insure the new structure will be compatible. New buildings shall appear similar in mass and scale to historic structures in the area. Use building forms and roof forms that match those used historically.
- B. Building height shall be comparable to adjacent structures. Where new building facades will be wider than those found traditionally, subdivide the surface into proportions similar in scale to historic facades by varying setback, roof forms, and materials. New construction shall be sensitive to the size, scale, proportion, material, shape, texture, and rhythm of its neighbors.

2. *Reconstruction:*

- A. Infill designs should not attempt to duplicate the period and style of the adjacent buildings, or try to look "old" by using period proportions and materials. The designs should complement the buildings in the area but represent the style of the period in which it is built.
- B. Reconstruction may be considered as a treatment when: 1) a contemporary depiction is required to understand and interpret a property's historic value, (2) no other property with the same associative value has survived; and, 3) when sufficient historical documentation exists to ensure an accurate reproduction.

3. *Building orientation and site placement:*

- A. New buildings will respect the placement of nearby historic buildings by being placed at a setback equal to that of nearby similar historic buildings or similar buildings within the district. It is required to align new buildings with the established setbacks of the area. Nontraditional lots can be given special consideration by the HPC.
- B. Buildings with party walls, such as those along Wall Street, Main Street, Public Square, and East Church Street (under the bridge) shall maintain zero lot line placement. New buildings on these streets will not have side setbacks, but will use party walls.

4. *Entrance orientation:*

New construction will face the same street as nearby similar buildings. Respect traditional designs used for building entrances of similar buildings in the district, using, for example, a recessed entrance where appropriate.

5. *Windows:*

The size and proportion of window and door openings of a building shall be similar to those on surrounding facades. The same applies to the ratio of window area to solid wall for the facade as a whole. Maintain the rhythm of the surrounding windows.

6. *Materials:*

- A. Use building materials that are similar to those employed historically for all major surfaces. Brick, stone and terra cotta may be used in unlimited quantities.

-
- B. Wood may be used on the first story (store-front level) for architectural elements such as pilasters, cornices, decorative raised panels, etc., but wood shall not be used as a general siding material.
 - C. Concrete and precast concrete use is limited to architectural elements such as window hoods, cornices, columns and capitals. Glazed block or ceramic tile may be used as accent material only.
 - D. Prohibited materials on building facades include metal, aluminum, or vinyl siding and preformed panels, or porcelain or baked enamel metal panels. Other materials may be used if their appearances are similar to those of historic building materials.
7. *Plant beds and plantings:*
- The goal is to beautify the district and make it more pleasant for pedestrian traffic. Locate plantings in traditional areas of the site, such as along fences, walks, and foundations. Well-maintained concrete planters that harmonize with nearby buildings and existing streetscape are recommended.
8. *Walls and fences:*
- A. The goal is to maintain the pattern of existing fencing in the Downtown Business Historic District and to use fencing and walls to screen parking and storage areas. Maintain traditional fence lines or dominant fence lines in the vicinity. New fence and wall designs shall be appropriate for the primary structure and reinforce the pedestrian scale instead of forming barriers or exclusionary walls.
 - B. Privacy fences shall not be placed flush with the facade of a building.
 - C. New fences should limit their impact by being placed behind the rear elevation and by using traditional materials, such as wood. Any obtrusive fence shall be further screened from public view by evergreen vegetation or a second traditional fence.
9. *Pavement:*
- Historic walks and drives shall be repaired rather than replaced. If replacement is required, new materials shall match the original in placement, composition, design, texture and other visual qualities as determined by the Commission.
10. *Parking lots:*
- A. Parking lots shall not be allowed in the front yard. Side or rear locations are required. Plan parking lots to be subdivided into small components so that the visual impact of large paved areas is reduced. Include islands of plantings in the interior of lots, and provide planting buffers at the edges of parking lots.
 - B. If walls are required to screen parking lots, then they shall be constructed at a height that screens parked vehicles. The facade line of nearby historic buildings shall be maintained. Traditional materials, such as brick, shall be used.
11. *Service areas and equipment:*
- Screen service equipment and trash containers from public view. The visual impact of mechanical and electrical equipment shall be minimized. (See also walls and fences).
12. *Signs:*
- A. Signs shall be subordinate to the architecture and overall character throughout the district. Sign materials shall be compatible with the building materials. The types and sizes of signs allowed are defined in the sign ordinance of the City of Cartersville.

-
- B. Position flush-mounted signs so they will fit within architectural features. Locate flush signs so they do not extend beyond the outer edges of the building front. Avoid obscuring ornament and detail.
 - C. Locate projecting signs along the first floor level of the facade. Positions near the building's entrance are encouraged. Locate pole-mounted signs in landscaped areas.
 - D. Where several businesses share a building, coordinate the signs. Align several smaller signs, or group them onto a single panel. Use similar forms or backgrounds for the signs to visually tie them together.

13. *Additions:*

- A. New additions shall not obscure or confuse the essential form and character of the original building. Exteriors shall be compatible with the size scale, material, and character of the main building and its environment.
- B. New additions shall not be allowed that would hinder the ability to interpret the design character of the historic period of the district. Site additions back from the building front so they will not alter the historic rhythm of building fronts.
- C. When locating additions to historic buildings, maintain the pattern created by the repetition of building fronts in the area. Locate additions so they will not obscure or damage significant ornamentation or detail. Special moldings, decorative windows, or dormers shall be preserved. Generally, additions shall be sited to the side or rear of the original structure.

14. *Demolition:*

- A. Before demolition, one shall submit a site plan to the Commission for review that illustrates the proposed site development or plantings to follow demolition.
- B. During and after demolition, protect the trees on the site from damage due to compaction of the soil by equipment or materials.
- C. After demolition, clear the site promptly and thoroughly. Plant or develop the site promptly as approved in the proposed site plan.

(e) *Effective date.* This district shall become effective on April 1, 2004.

(Ord. No. 04-04, § 2, 2-5-04; Ord. No. 03-20, § 1, 3-5-20)



COP06-08

**Cartersville Historic Preservation Commission
P.O. Box 1390
Cartersville, Georgia 30120**

May 17, 2006

Diane Pike
P.O. Box 966
Cartersville, GA 30120

Dear Diane:

The Historic Preservation Commission met on Tuesday, May 16, 2006 to review your request for a Certificate of Preservation (COP) for the new building at 103 East Main Street. Your application was approved based on the descriptions with drawings and pictures you submitted with your application to include:

Building shall be constructed with deco block and painted similar to adjoining buildings,

Roof to be green facia metal similar to adjacent buildings,

Drive through window area should allow for two way traffic and have adequate room for stacking waiting vehicles, and

Planters with trees and/or shrubbery should be placed where appropriate.

Building construction plans will have to be reviewed and approved by the City Building Official.

A sign will be placed in the front of the building indicating the project has been approved by the Cartersville Historic Preservation Commission.

The Cartersville HPC is very appreciative of your restoration efforts in the Downtown area and continue to hope other property owners in the DBD will follow suit.

If you have any questions regarding these conditions, please let me know.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Pete Alday', written over a faint horizontal line.

Pete Alday,
Director of Community Services



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: Dianne Pile
 Mailing Address: PO Box 966
Cartersville GA 30130
 Phone: 770-382-4697

*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 owner's 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

Applications are due by 4 PM the first Tuesday of the month in which they are to be considered, or the next business day in event of a holiday.

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.

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Property Address: 103 East Main St
Cartersville GA 30130

Existing Building Type:

Residential One, Two or Multi-family _____

Commercial Garage, Storage _____

Other _____

Brief Project Description (example: addition of sunroom, installation of fence):
1200 Sq. Foot Block Building

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: May 20

Anticipated Completion: 60 days

Contractor/Consultant/Architect: Dennis Graham
Contractor

Office Use Only	
Case Number	<u>COP06-8</u>
Date Received	<u>5-2-06</u>
Contributing	<u>No</u>
Zoning	<u>DBD</u>
Legal Advertisement	<u>Yes</u>
Notified Adjacent	<u>Yes</u>
HPC Hearing	<u>5-16-06</u>
HPC Decision	<u>Approved</u>
COP Expiration	_____
Project Completion	_____
Tax Parcel	_____

Precedence of Decisions

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published guidelines. 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 applications that may appear similar in character.

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]

(Drug Store) *

40x30 Block Building

1200 Sq. Ft.

1- Bathroom

1- Office

Open waiting room

Drive thru window

ROOF - Green Facia metal
to match existing Building

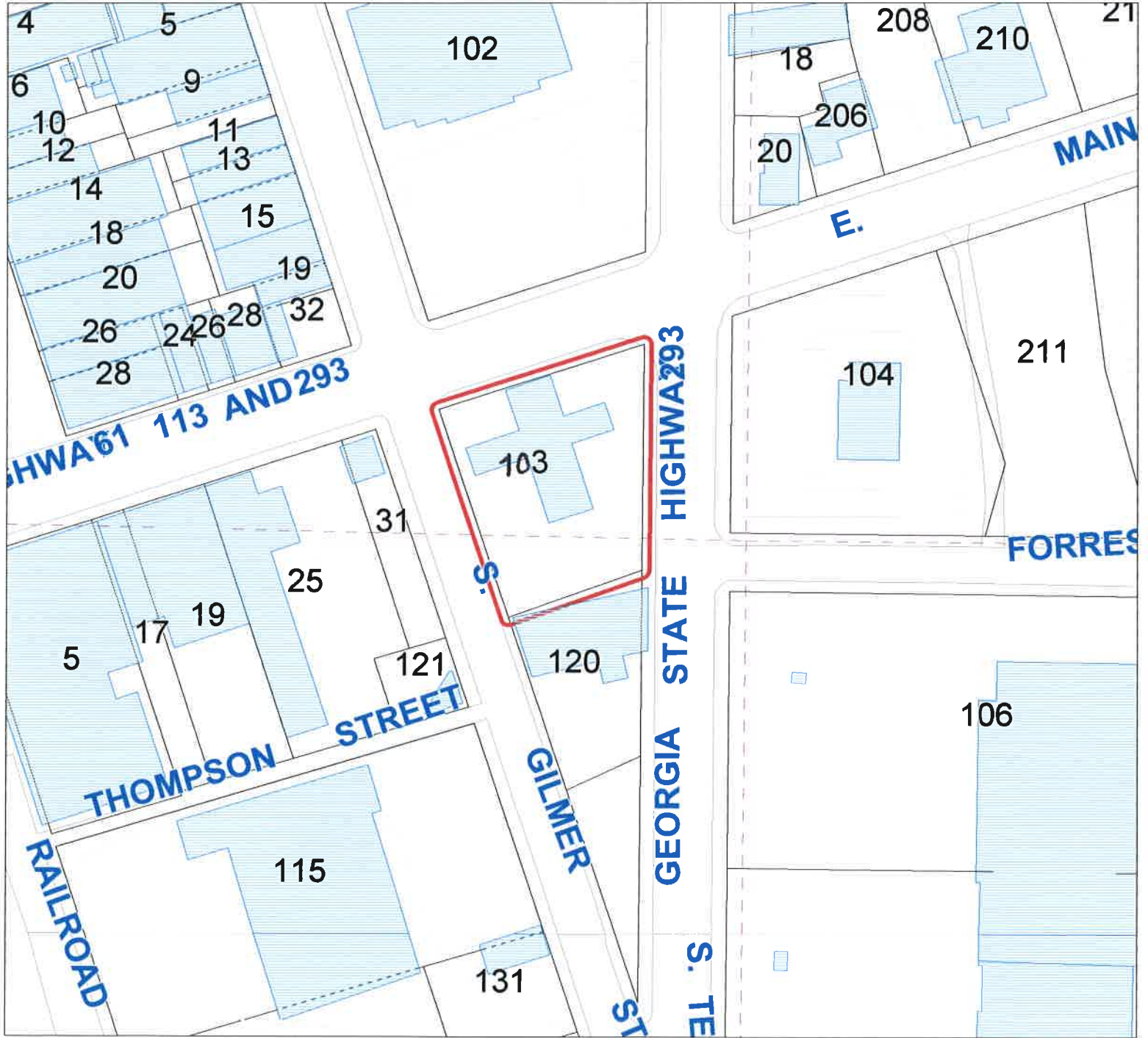
Sides - Deco Block painted
to match existing Building

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 5/1/06 SIGNATURE Diane White

103 East Main Street - Diane Pike



E. MAIN ST.

293

S. TENN ST.

HIGHWAY

103

S. GILMER ST.









**COP13-01
REVISED**



**Cartersville Historic Preservation Commission
P.O. Box 1390
Cartersville, Georgia 30120**

March 20, 2013

Will Sprague
12 Valleydale Dr.
Cartersville, GA 30121

Dear Mr. Sprague,

This letter confirms the outcome of your application to the Cartersville Historic Preservation Commission (HPC) for a Certificate of Preservation (COP) for property located at 120 S. Gilmer Street. On March 19, 2013, the HPC voted to approve the following:

1. Replace the aluminum, interior opening door with an aluminum door that opens out (per Fire Code) on the south side entrance of the café,
2. Take down cloth/fabric awning and replace with a shorter cloth/fabric dome shaped awning on the south side entrance that would cover the entry (door and entrance windows) with the Louie's Café logo on it,
3. Take off vinyl siding on the south side of the building to reveal historic windows, which would be maintained,
4. On the lower part of the wall on the west, Gilmer St., side of the building, take off the vinyl siding and continue with brick in a similar pattern,
5. Add a cloth/fabric awning to cover the second entry door and windows on the south side, with no signage on it. Above the door where the old glass was taken out some time ago for a new good roll-top door, take out the vinyl siding and use brick, wood, or concrete board to cover the area.

Please remember that if you change or add anything to this project you must reapply to the Historic Preservation Commission and be granted approval before continuing with your project.

Please see David Dye, City Building Official, in the Planning & Development department office, second floor of City Hall, 10 N. Public Square, if you have any questions regarding building permits and the inspection process for this project. Mr. Dye can be reached at ddye@cityofcartersville.org or 770-387-5671.

Sincerely,

Catheryn Hembree, AICP

Associate Planner
City of Cartersville Planning Department
10 N. Public Sq.
Cartersville, GA 30120
770-607-3756



louies_cafe@hotmail.com

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

Applications are due by 4 PM the first Tuesday of the month in which they are to be considered, or the next business day in event of a holiday.

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	COP13-01
Date Received	3-12-13
Contributing	yes
Zoning	DBD
Legal Advertisement	sign
Notified Adjacent	n/a
HPC Hearing	3-19-13
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	_____

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

*Applicant: Will Sprague
 Mailing Address: 12 Valleydale Dr
Cartersville GA 30121
 Phone: 770-846-8361

*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 owner's phone number and address.

Property Address: 120-A S. Gilmer St
Cartersville, GA 30120

Existing Building Type:

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

Brief Project Description (example: addition of sunroom, installation of fence):
Addendum to restaurant renovation project

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: Immediately
 Anticipated Completion: Spring

Contractor/Consultant/Architect: Dennis Graham

Precedence of Decisions

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published guidelines. 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 applications that may appear similar in character.

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 Replace the aluminum, interior-opening door with a ~~aluminum~~ ^{aluminum} door that opens out (per Fire code) on the south side entrance to the café.

② Take down the cloth/fabric awning and replace with a shorter cloth/fabric dome-shaped awning on the south side that would cover the entry (door and entry windows). Awning would have the Louie's Cafe logo on it not to exceed two (2) feet tall.

③ Take off vinyl siding on the south side of the building to reveal historic windows, which would be maintained.

④ On the lower part of the wall on the west (Gilmer St) side of the building, take off the vinyl siding and continue the brick in a similar pattern.

⑤ On the south side of the building, add a second cloth/fabric dome-shaped awning to cover the entry door and windows (no door work required and awning will have no signage on it). Above door where old glass was taken out some time ago, take out vinyl siding and brick up area.

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 3/13/13 SIGNATURE 



**City of Cartersville Historic Preservation Commission
COP Application Staff Report**

Case: COP 13-01 addendum

Application Information

Address: 120-A S. Gilmer Street
Historic District: Downtown Business District
Applicant: Will Sprague
Brief Description: Louie's Café renovations

Applicable Guidelines to Consider

Part I (5) Windows-storefront: Restore previously enclosed display windows.

Part I (14) Awnings and Canopies: An awning can bring attention to your building but careful attention should be given to its design. Consider how it will appear in relation to the scale of the building to others on the street.

Part I (15) Entrances: Replacement doors should resemble the original in design and proportions.

Detailed Project Description:

Will Sprague, owner of Louie's Café, proposes to renovate and connect the spaces formerly occupied by Johnny Mitchell's Smokehouse. In February, HPC approved his application for various aspects of this renovation project.

As part of this project, Mr. Sprague now proposes the following changes:

- 1) Replace the aluminum, interior-opening door with a wood door that opens out (per Fire code) on the south side entrance to the café.
- 2) Take down the cloth/fabric awning and replace with a shorter cloth/fabric dome-shaped awning on the south side entrance that would cover the entry (door and entrance windows). Awning would have the Louie's Café logo on it not to exceed two (2) ft tall.
- 3) Take off the vinyl siding on the south side of the building to reveal historic windows, which would be maintained.
- 4) On the lower part of the wall on the west (Gilmer St) side of the building, take off the vinyl siding and continue the brick in a similar pattern.
- 5) Add a cloth/fabric ~~dome-shaped~~ awning to cover the second entry door and windows on the south side (no signage on it). Above the door where the old glass was taken out some time ago for a now-gone roll-top door, take out the vinyl siding and brick up the area.

or wood handplank

Staff Comments – History and Analysis

The older structure is estimated by Bartow County records to have been built around 1945, but it may be decades older than this estimation. The newer structure (not related to this addendum) was built around 2006.

Commissioners Work Sheet

Setbacks

Not applicable – no required setbacks in Downtown Business District

Materials;

	Existing Materials	Materials to be Used
Roof	n/a	n/a
Siding	Vinyl	Proposed to take off
Windows	Metal frame solid pane	Reveal formerly covered windows and maintain Aluminum
Doors	Aluminum	
Exterior Lighting	n/a	
Foundation	n/a	
Decking	n/a	
Steps	n/a	
Porches	n/a	
Ornamentation	n/a	

Hardscaping

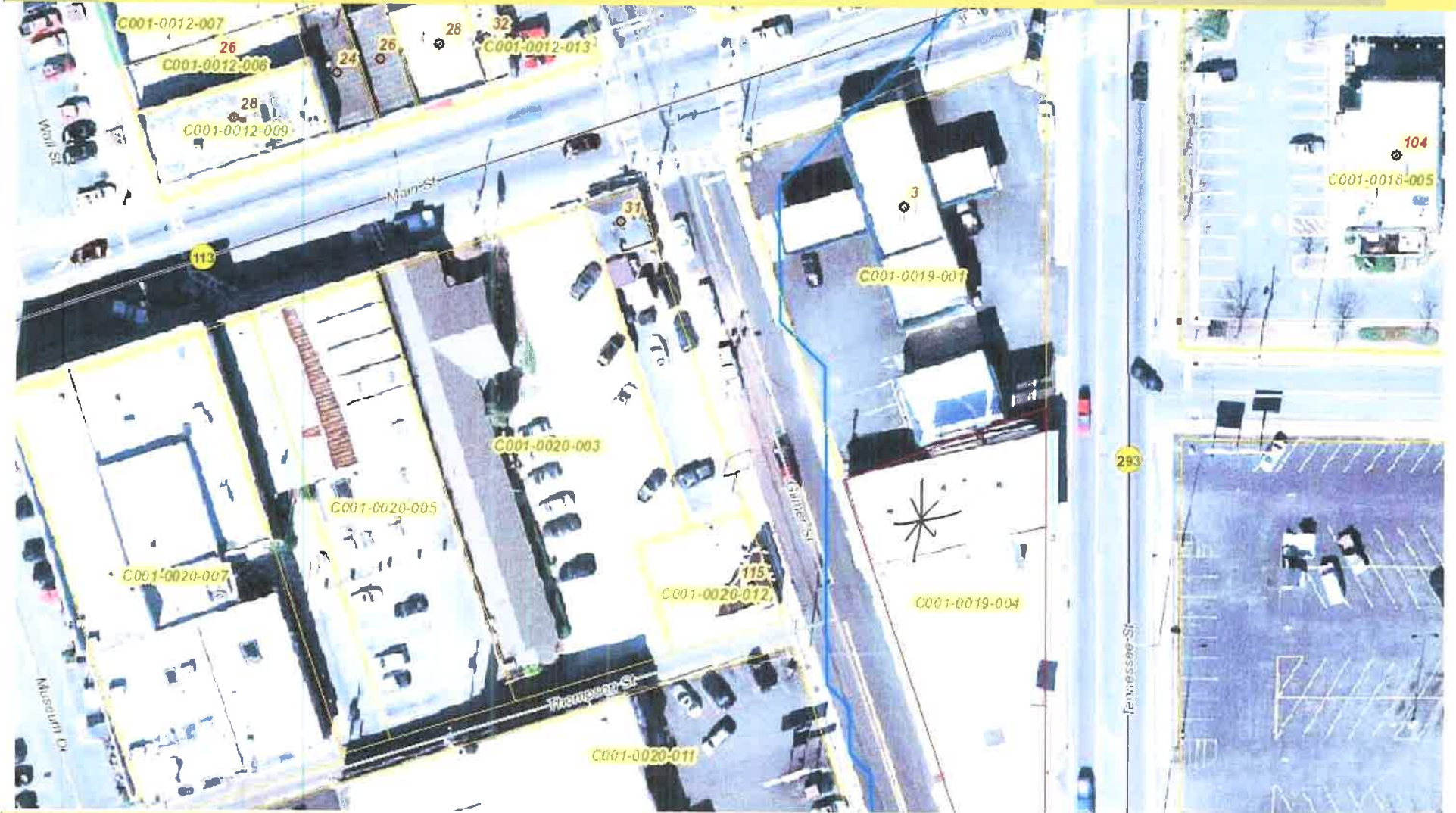
Walks:	n/a	
Drives:	n/a	
Fencing:	n/a	n/a
Lighting:	n/a	

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.



120 S. Gilmer St





120 S. Gilmer St





120 S. Gilmer St (south side entrance)



- 1) Replace aluminum, interior-opening door with wood door that opens out per Fire code
- 2) Take down cloth/fabric awning and replace with cloth/fabric dome-shaped awning that would have Louie's Café logo not to exceed 2 feet tall
- 3) Take off vinyl siding to reveal windows, which would be maintained



120 S. Gilmer St (Gilmer St side wall)



4) In lower part of wall on Gilmer St side, take off vinyl siding and continue the brick in similar pattern to existing.





120 S. Gilmer St

5) On the second entrance on the south side, add a second cloth/fabric dome-shaped awning to cover the entry door and windows. Above the door where the old glass had been taken out previously to add a roll-up door, take out the vinyl siding and brick up this area.





COP13-01

**Cartersville Historic Preservation Commission
P.O. Box 1390
Cartersville, Georgia 30120**

February 13, 2013

Will and Mary Elizabeth Sprague
12 Valleydale Dr.
Cartersville, GA 30121

Dear Mr. and Mrs. Sprague,

This letter confirms the outcome of your application to the Cartersville Historic Preservation Commission (HPC) for a Certificate of Preservation (COP) for property located at 120 S. Gilmer Street. On February 12, 2013, the HPC voted to approve the following:

1. Allow a painted brick breezeway to be constructed that is 6 feet wide that connects 117 S. Tennessee Street and 120 S. Gilmer Street.
2. Allow a new door on Gilmer Street side that leads to outdoor seating area that is a single pane, metal framed, and matches existing materials
3. Allow the replacement of the outdoor eating area rope fence with an aluminum 4 foot fence that has a wrought iron look.
4. Allow on the Gilmer Street side the removal of the vinyl and replace with a large aluminum framed windows that match existing materials, has the look of multi-light, and fill-in with matching brick on the bottom.
5. Allow a 6 foot tall brick wall and wooden gate with metal frame to be constructed on the Tennessee Street side to be used as a shield for the dumpster.

Please remember that if you change or add anything to this project you must reapply to the Historic Preservation Commission and be granted approval before continuing with your project.

Please see David Dye, City Building Official, in the Planning & Development department office, second floor of City Hall, 10 N. Public Square, if you have any questions regarding building permits and the inspection process for this project. Mr. Dye can be reached at ddye@cityofcartersville.org or 770-387-5671.

Sincerely,

Catheryn Hembree, AICP

Associate Planner
City of Cartersville Planning Department
10 N. Public Sq.
Cartersville, GA 30120
770-607-3756
CHembree@CityofCartersville.Org



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

louies_cafe@hotmail.com

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

Applications are due by 4 PM the first Tuesday of the month in which they are to be considered, or the next business day in event of a holiday.

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 13-01
Date Received	1-22-13
Contributing	
Zoning	DBD
Legal Advertisement	Sign
Notified Adjacent	N/A
HPC Hearing	2-12-13
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	

*Applicant: Will Sprague
 Mailing Address: 12 Valleydale Dr
Cartersville, GA 30121
 Phone: 770-846-8361

*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 owner's phone number and address.

Property Address: 120-A S. Gilmer St
Cartersville, GA 30120

Existing Building Type:

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

Brief Project Description (example: addition of sunroom, installation of fence):
Restaurant renovation for Louie's Cafe

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: Immediately
 Anticipated Completion: Early Spring

Contractor/Consultant/Architect: Dennis Graham

Precedence of Decisions

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published guidelines. 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 applications that may appear similar in character.

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 Dumpster (see details)

② Breezeway (see details)

③ Windows (see details)

④ Fencing (see details)

⑤ Door (see details)

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 1-22-13 SIGNATURE 



**City of Cartersville Historic Preservation Commission
COP Application Staff Report**

Case: COP 13-01

Application Information

Address: 120-A S. Gilmer Street
Historic District: Downtown Business District
Applicant: Will Sprague
Brief Description: Restaurant renovation for Louie's Cafe

Applicable Guidelines to Consider

Part II (5) Windows: Size and proportion of window and door openings of a building should be similar to those on surrounding exemplary facades. The same applies to the ratio of window area to solid wall for the façade as a whole. Maintain the rhythm of the surrounding windows.

Part II (8) Walls and Fences: New fence and wall designs should be appropriate for the primary structure and reinforce the pedestrian scale.

Part II (13) Additions: New additions should not obscure the essential form and character of the original building. Exteriors of additions to existing buildings should be compatible with the size, scale, material, and character of the main building and its environment. Site additions back from the building front to not alter the historic rhythm of the fronts.

Detailed Project Description:

Will Sprague, owner of Louie's Café, proposes to renovate and connect the spaces formerly occupied by Johnny Mitchell's Smokehouse (before that a Cajun restaurant).

A dumpster would be added and screened. A breezeway would be added connecting the old and new structures. Windows would be added along a wall that once had windows and since has been covered up. Fencing would be replaced in the outdoor seating area. A door would be added in an area that once had a door and since has been bricked up, connecting the indoor and outdoor seating areas. More details are in the explanation statement.

Staff Comments – History and Analysis

The older structure is estimated by Bartow County records to have been built around 1945. The newer structure was built around 2006.

For clarification, note that no exterior work is proposed to be completed on the front building closest to Main Street. For the two structures behind the front building, most of the exterior work is proposed on the sides facing Gilmer St and Tennessee St.

Commissioners Work Sheet

Setbacks

Not applicable – no required setbacks in Downtown Business District

Materials:

	Existing Materials	Materials to be Used
Roof	Metal	Metal for breezeway roof
Siding	n/a	
Windows	Metal frame solid pane	Metal frame w/ dividers
Doors	Metal storefront	Metal storefront
Exterior Lighting	n/a	
Foundation	n/a	
Decking	n/a	
Steps	n/a	
Porches	n/a	
Ornamentation	n/a	

Hardscaping

Walks:	n/a	
Drives:	n/a	
Fencing:	Wood 4x4 posts, rope	Aluminum (iron look)
Lighting:	n/a	

Notes:

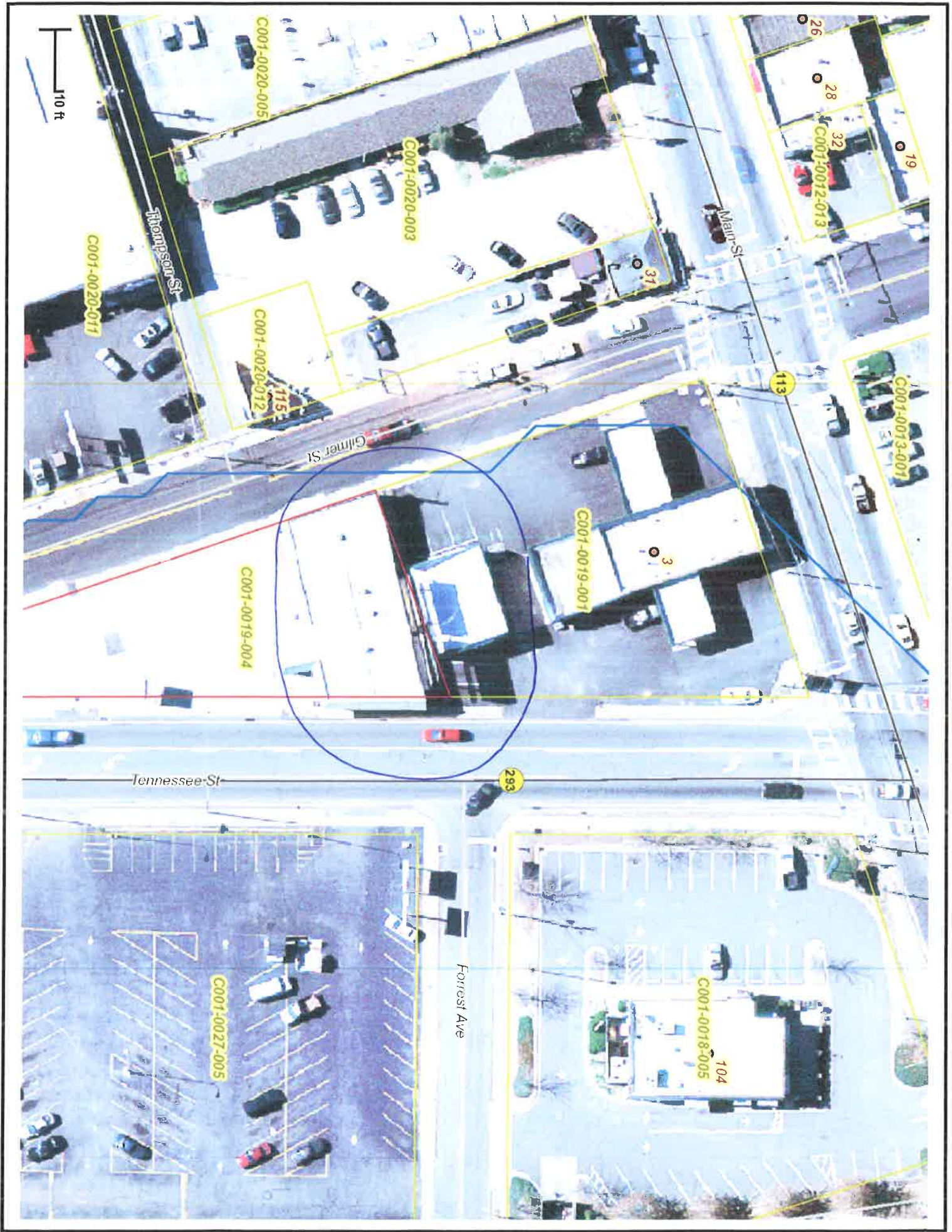
I move to (approve, approve w/ conditions, or deny) the application for (state proposed changes) at (address) (as submitted, or with the following conditions). I find (compliance or noncompliance) with the guidelines referenced in the staff report and those brought up during discussion.

Louie's Café restaurant renovation project

120-A S. Gilmer St

February 2013

1. **Dumpster:** add a 5 ft tall dumpster on the northeast side of the property (S. Tennessee St side) to be screened from the road by a 6 ft tall brick wall. Gates proposed to be metal frame, wood material and solid/screening painted to match the building.
2. **Breezeway:** add a breezeway to connect the two buildings (connecting point would be halfway between S. Gilmer St and S. Tennessee St and would not be very visible). Breezeway proposed to be brick with a green metal roof to match the existing green metal roof of the buildings.
3. **Windows:** on the west side of the rear building (Gilmer St side), remove existing vinyl siding and install large pane windows with dividers in the approximate location where windows previously existed.
4. **Fencing:** on the northwest side of the property (Gilmer St side), take down the existing cotton rope fencing being held up by boards. Replace with 4 ft tall decorative wrought iron style aluminum fencing in the outdoor dining area.
5. **Door:** install standard 3 ft wide door on front of (north side of) the rear building to connect the interior dining space to the outdoor dining area.



10 ft

Thompson St

Main St

Gilmer St

Tennessee St

Forrest Ave

C001-0020-011

C001-0020-012

C001-0020-003

C001-0020-005

C001-0012-013

C001-0013-001

C001-0019-001

C001-0019-004

C001-0018-005

C001-0027-005

113

293

26

28

32

19

31

3

104

Smokehouse EXPRESS BBQ
770-312-3111

Breezeway

Replace Fence





Pinky Toe's
11 The last 20 years ago
478-400-5-21

KIMBLE'S

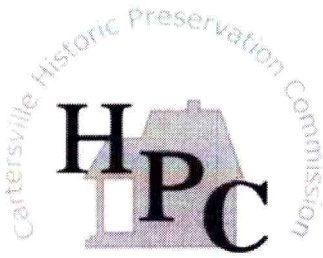
EXPRESS

↑
Dumpster
location

New door

New Windows





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

*Applicant: MTC Properties LLC
 Project Address: 120 S. Gilmer St / 103 E Main St. (Block)
 Mailing Address (if different than project address):
PO Box 1733 Cartersville GA 30120
 Phone: 678-283-1588
 Email: temples1@comcast.net

*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	<u>COP23-14</u>
Date Received	<u>4-10-23</u>
Contributing	<u>Y. c. 1945</u>
Zoning	<u>DBD</u>
Legal Advertisement	<u>4-11-23</u>
Notified Adjacent	_____
HPC Hearing	<u>4-18-23</u>
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	<u>C001-0019-004</u>

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Existing Building Type:

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

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

Renovation

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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: 2/1/2022

Anticipated Completion: 5/1/2023

Contractor/Consultant/Architect: Gary Temples

AUTHORIZATION

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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]

* See email attachment
" project description " *

PRECEDENCE OF DECISIONS

Each application will be considered on its 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.

David Hardegree

From: David Hardegree
Sent: Thursday, April 6, 2023 6:17 PM
To: 'Gary Temples'
Subject: RE: [EXTERNAL] 120 Gilmer suite 200

Major items to address. You mentioned several of these in your email:

- Paint unpainted brick on 3 sides of building. (Include type of paint used).
- Remove (4) fabric awnings.
- Paint metal mansard roof edging
- Paint previously painted architectural block, rear wall.

For 200 suite side of building:

- Remove siding over Tennessee St windows.
- Remove (1) window and brick window opening on Tennessee St side.
- Replace (1) door and (2) side-light windows with roll-up door.
- Remove siding over window.
- Remove door and window on east side of bump-out and brick both openings.
- *Remove door and (4) windows on south side of bump-out and replace with double doors, new window sill and board and batten to fill previous window openings.
- Remove siding over windows west side of bump-out.

For 100 suite side of building:

- Remove right side door and side lights with roll-up door.
- Remove left side double doors, commercial style, with side light and replace with new double doors, half-light.
- *Add board and batten around double doors to fill previous window openings.

*I used the term "board and batten" to describe the fill material. I cannot tell from any pictures what material is actually used. Are the remaining windows & grid painted black?

From: Gary Temples <temples1@comcast.net>
Sent: Thursday, April 6, 2023 12:38 PM
To: David Hardegree <dhardegree@cityofcartersville.org>
Subject: [EXTERNAL] 120 Gilmer suite 200

*****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: temples1@comcast.net

David let's chat when you have a moment thanks Gary 678-283-1588



Paint for Metal Roof



Paint for Brick- Acrylic Latex



Images from QPublic





Before Images from QPublic dated 1-26-23





Cartersville, Georgia
Google Street View
Jan 2019 See latest date

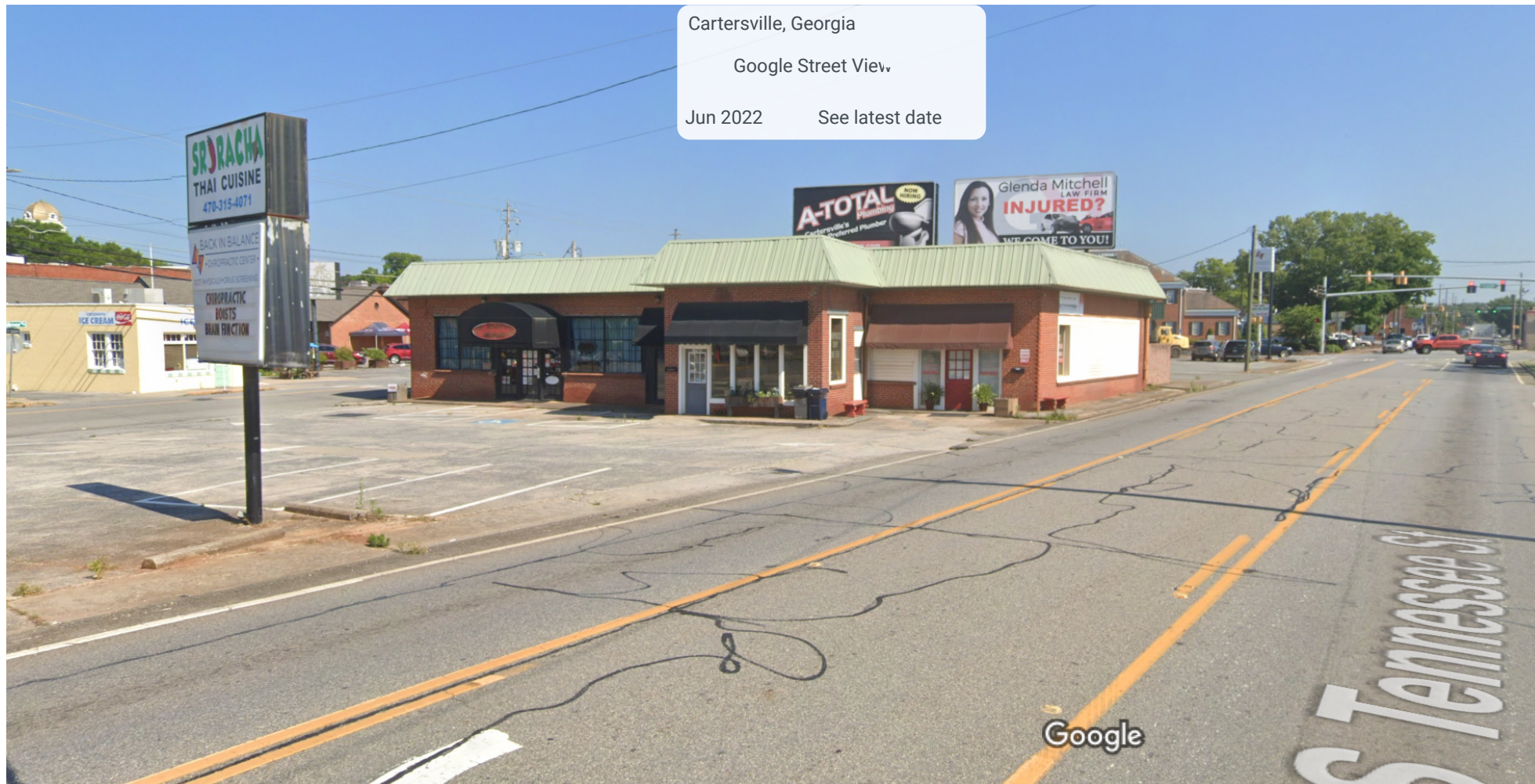
Image capture: Jan 2019 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Cartersville, Georgia
Google Street View
Jun 2022 See latest date

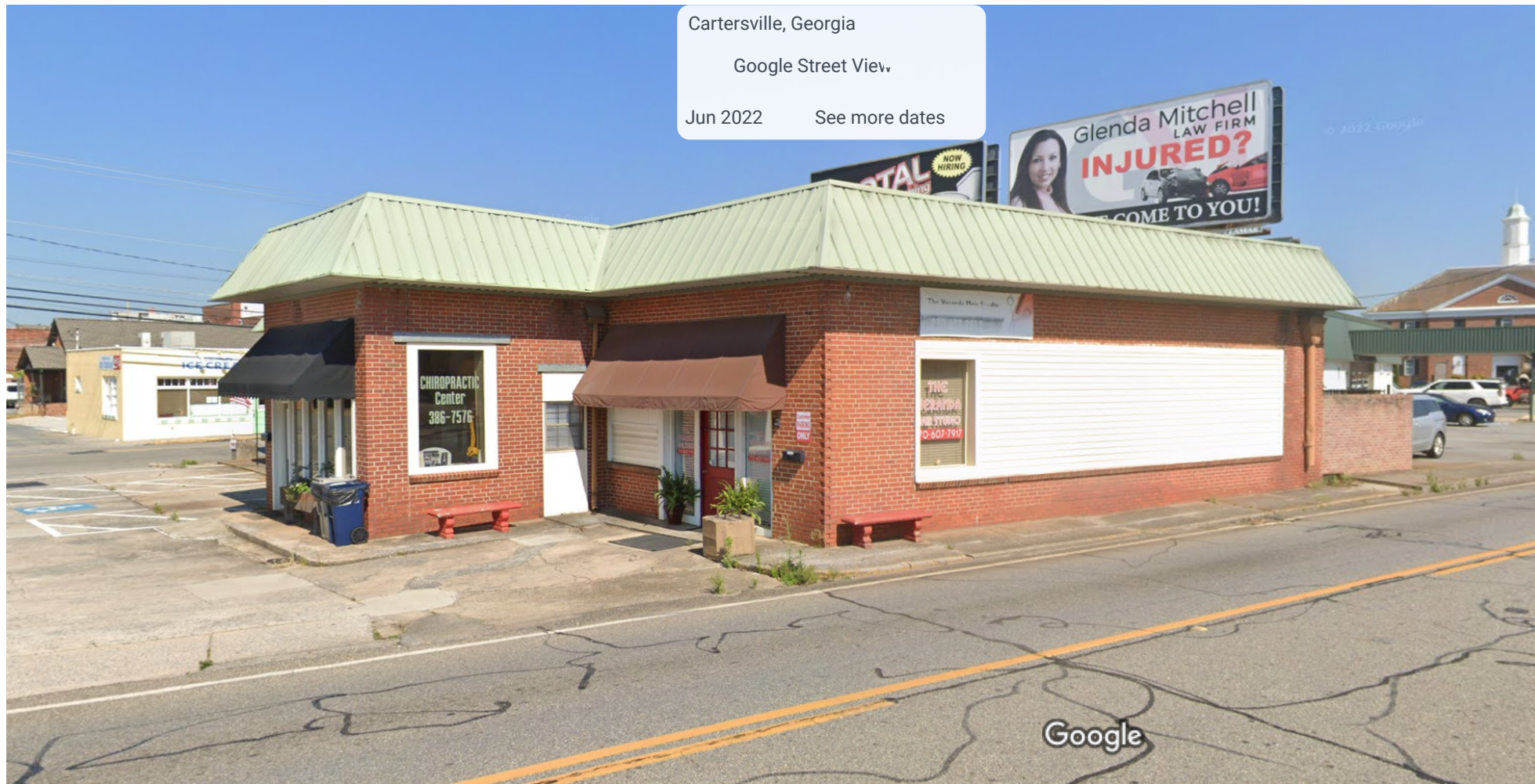
Image capture: Jun 2022 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Cartersville, Georgia
Google Street View
Jun 2022 See more dates

© 2022 Google

Image capture: Jun 2022 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Cartersville, Georgia
Google Street View
Mar 2015 See latest date

Google

Image capture: Mar 2015 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Image capture: Apr 2016 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Cartersville, Georgia
Google Street View
May 2015 See latest date

Image capture: May 2015 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Cartersville, Georgia
Google Street View
May 2015 See latest date

Image capture: May 2015 © 2023 Google



120 S Gilmer St

All

Street View & 360°



Image capture: Oct 2018 © 2023 Google



120 S Gilmer St

All

Street View & 360°

Images taken 4-5-23



103 Building from Tennessee St.



117 Building from Tennessee St.



103 and 117 Building from Gilmer St.



103 Building from Gilmer ST



120 Building from Gilmer St.







Siding removed from west facing windows on Center Bump-out.





Rollup door replaced standard door with side lights



Front entrance reconfigured



Window and standard door openings bricked-in.



Rollup door replaced standard door with side-light windows.



Tennessee St side. Window Opening bricked-in.





Rear of 120 Building and side wall of 117 Building from Tennessee St.



