



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP 20-02

HPC Meeting: 1-21-2020

Application Information

Address: 18 S. Erwin Street
 Applicant: Cartersville Land Holdings. Ron Goss, rep.
 Historic District: DBD
 Zoning: DBD
 Setbacks: Front= oft. Rear= oft. Side= oft.

Project Summary: *Add awning. Replace front door.*

Applicable Guidelines to Consider

Residential Design Guidelines	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
A. Wood	K. Utilities and Energy Retrofit
B. Masonry	L. Accessibility, Health, and Safety Considerations
C. Architectural Metals	M. Additions to Historic Buildings
D. Paint	N. Aesthetic Recommendations
E. Roofs	
F. Exterior Walls	PART TWO: New Construction
G. Driveways, Walkways, and Off-Street Parking	
H. Lighting	PART THREE: Relocation
I. Windows and Doors	
J. Entrances, Porches and Balconies	PART FOUR: Demolition
Commercial Design Guidelines (Historic Downtown Business District)	
X	PART ONE: General Guidelines for Structures Contributing to the District- Sections 14 & 15
	PART TWO: Guidelines for New Construction –

The following scope of work is proposed:

- 1) *Add awning over entry and window. Approx. Dims. 3ft(h) x 4ft(d) x 16ft(l)*
- 2) *Remove existing residential-style door;*
- 3) *Add new ¾ light over single panel commercial door;*

History of the Property- Bartow County Tax assessor's records state the structure was built in 1945. GHRS does not provide a date.

COP08-11. Remove siding from front façade, replace w/ brick. Approved 7-21-08.

Analysis of the COP:

The applicant proposes to add a fabric awning over the front entry and window. Approx. dimensions are *3ft(h) x 4ft(d) x 16ft(l)*. *The awning will overlap the door/ window by approx. 2ft on either side.*

An example of the awning is provided in the application. It will be similar to other fabric awnings on DBD storefronts.

Replacement of the front door is also proposed. The new door will be a ¾ light over single panel commercial door. The door will be the same size as existing. An example of the proposed door is provided.

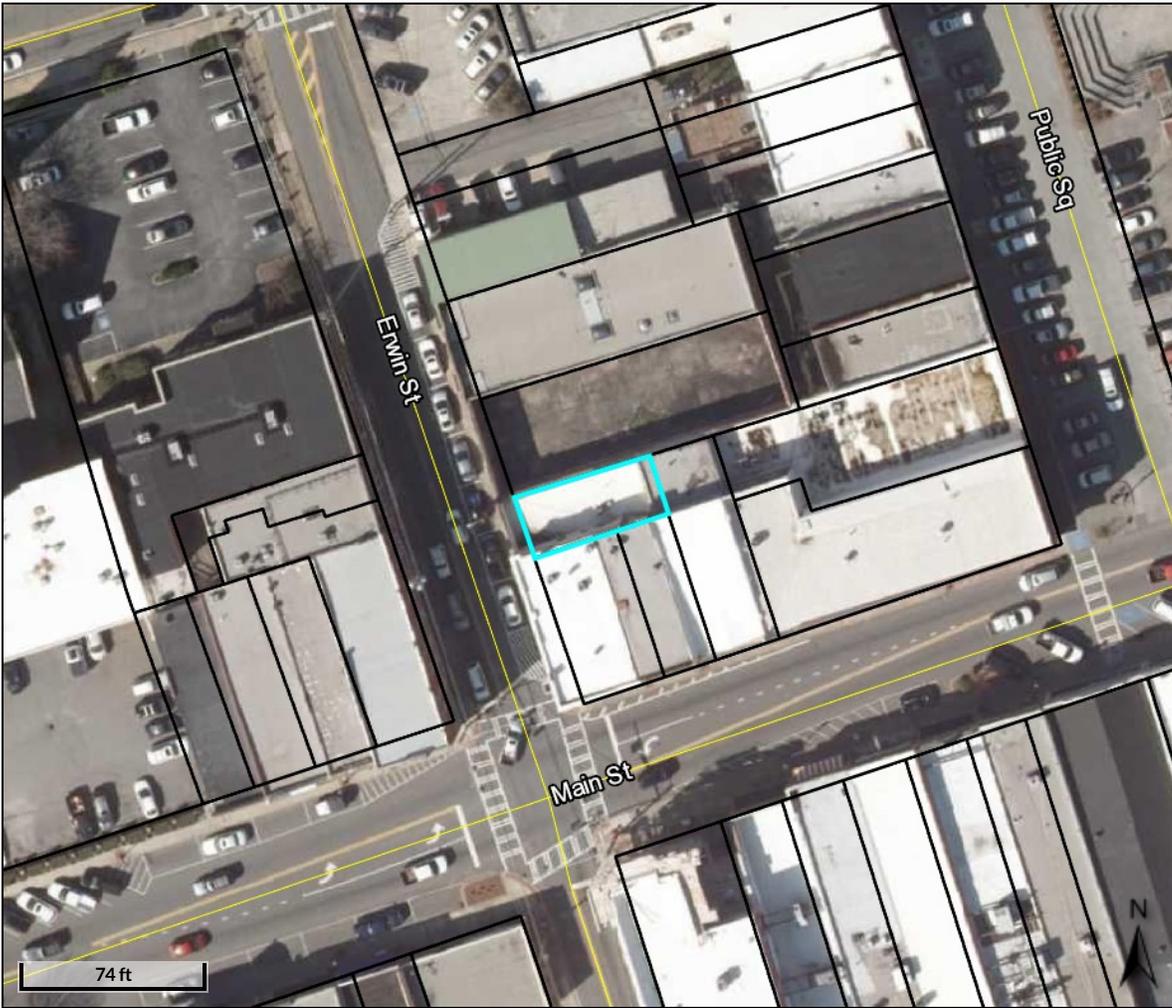
The proposed exterior modifications seem appropriate for the building and district.

Commissioners Work Sheet**Materials:**

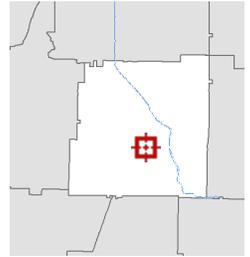
	Existing Materials	Materials to be Used
Roof		
Siding		
Windows		
Doors	Wood/ glass	Unknown/ glass
Exterior Lighting		
Foundation		
Decking		
Steps		
Porches		
Ornamentation		

Notes:

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



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C001-0011-007	Alternate ID	31854	Owner Address	HOPKINS SUSAN A
Sec/Twp/Rng	n/a	Class	Commercial		P O BOX 145
Property Address	18 NERWIN ST	Acreeage	0.03		TAYLORSVILLE GA 30178
	Downtown Development Authority				
District	Downtown Development Authority				
Brief Tax Description	LL482 LD4				
	(Note: Not to be used on legal documents)				

Date created: 1/14/2020
 Last Data Uploaded: 1/14/2020 8:35:02 AM

Developed by 

Downtown Historic District Design Standards (Ordinance Sec. 9.25-52)

Part One: General Guidelines for Contributing Structures.

14. Awnings and canopies:

The canvas awning was an important design element common in the traditional storefront. They help 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 your 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.

Requirement:

There are a variety of materials for awnings, including canvas, vinyl-coated canvas, and the synthetic material carillon. Standard street-level awnings should 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 should reinforce the frame of the storefront without covering up the side piers, and should 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.

Canopies, however, especially large ones that are an integral part of the building, may still be intact and should be preserved. Smaller canopies may benefit from the addition of a canvas over the rails, and a twelve- to twenty-four-inch skirt along the front and sides.

Recommendation:

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 they have been maintained regularly through the years. Always check any old photographs available for awnings on your building.

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 your building to others on the street. An intelligently designed and placed awning can save you money, identify your storefront, and create a nice sidewalk area for customers.

15. Entrances:

Requirement:

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; do not add new entrances to secondary levels on the facade.

Entrance doors on historical commercial buildings usually have a large clear glass panel and are made of wood, steel, or aluminum. When restoring, paint the frames a compatible color with the rest of the facade. Replacement doors should resemble the original in design and proportions.

Retain doors, hardware, trim and the original number of doors and their locations. Do not install unfinished aluminum doors or residential doors. Do not add transoms or sidelights were none existed before.



**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	COP20-02
Date Received	1/3/2020
Contributing	C- C1945
Zoning	DSO
Legal Advertisement	
Notified Adjacent	
HPC Hearing	1/21/2020
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	COOL-0011-007

*Applicant Cartersville Land Holdings / Ron Goss
 Mailing Address: P.O. Box 2102
Cartersville Ga 30120
 Phone: 770.861-9190

*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

P R O J E C T I N F O R M A T I O N

Property Address: 18 S. Erwin Street
Cartersville Ga 30120

Existing Building Type: COOL-0011-007

Residential One, Two or Multi-family one
 Garage, Storage _____

Commercial

Other _____

Brief Project Description (example: addition of sunroom, installation of fence)
Add awning and change front door

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: January 2020
 Anticipated Completion: January 2020

Contractor/Consultant/Architect: _____

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

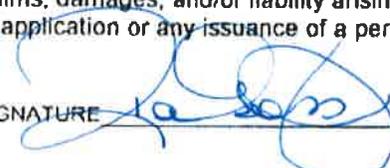
Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

1) THE AWNING WILL BE PLACED OVER THE DOOR / WINDOW AREA OF THE FACADE AND SIT ALMOST TWO FEET ONTO THE BRICH ON EACH SIDE. THE APPROXIMATE DIMENSIONS OF THE AWNING ARE 3'(H) x 4'(D) x 16'(L).

2) REPLACE RESIDENTIAL STYLE SOLID WOOD DOOR WITH A 3/4 LIGHT (GLASS) OVER SINGLE PANEL COMMERCIAL DOOR TO CREATE MORE NATURAL LIGHT AND TO BE MORE DISTRICT APPROPRIATE. DOOR TO BE SAME SIZE AS EXISTING.

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 12-30-19 SIGNATURE 



Existing Store Front



Proposal Awning Style (Typical)



Existing Front Entrance Door



Proposal $\frac{3}{4}$ Light over Single Panel (no transom due to height restriction)