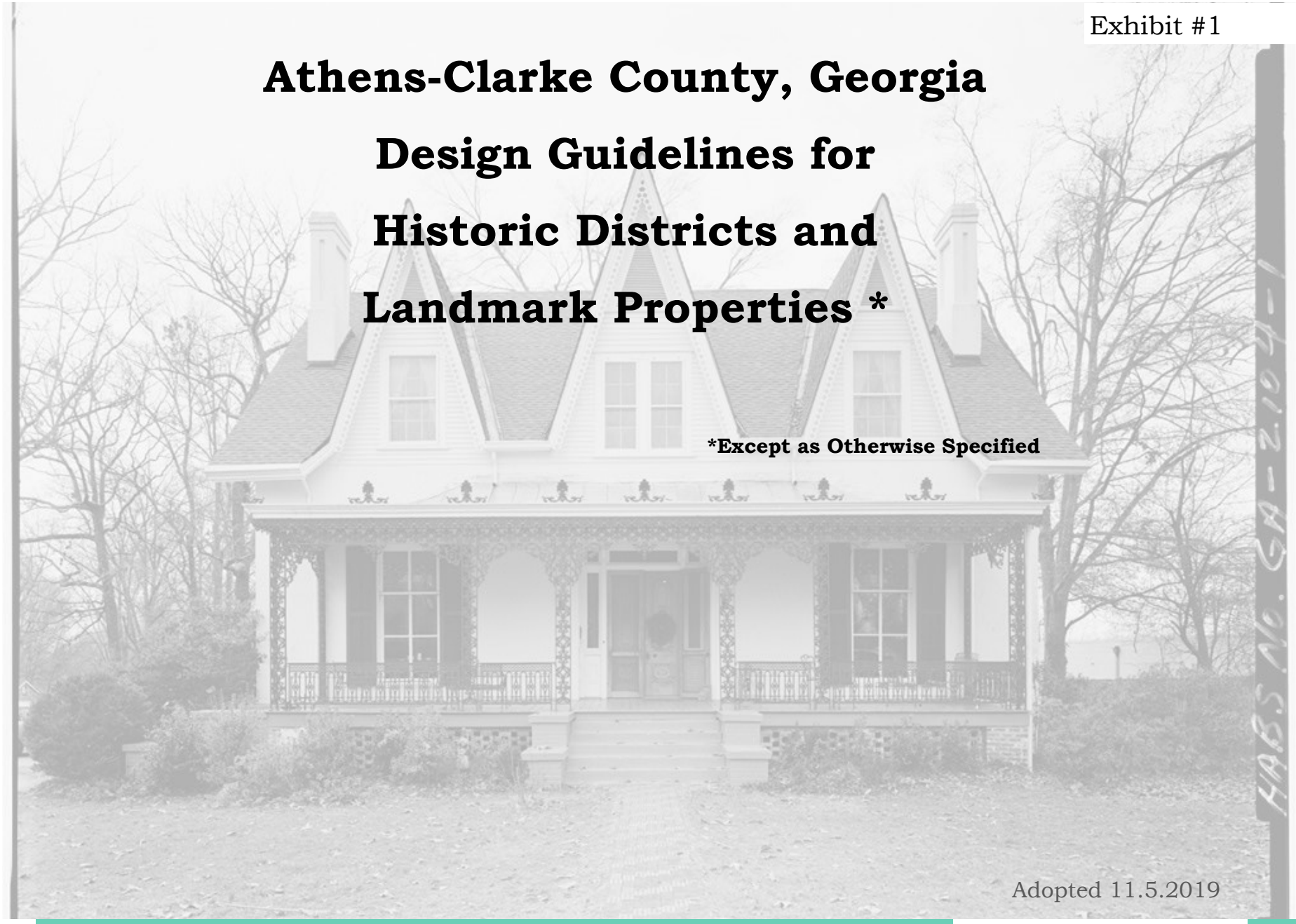
Exhibit #1

Athens-Clarke County, Georgia

Design Guidelines for Historic Districts and Landmark Properties *

***Except as Otherwise Specified**



Adopted 11.5.2019

OVERVIEW

Protection of the historic, cultural, and aesthetic heritage of Athens-Clarke County is considered an essential aspect to the promotion of the health, prosperity, and general welfare of our citizens; the stimulation and revitalization of business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists. Based on these goals, Athens-Clarke County has chosen to protect a number of districts and properties with a historic designation after finding them to have special character or historic value or interest, be representative architecturally or to otherwise constitute a visibly perceptible section of the county.

It is the intention of historic designation to preserve and protect that character for future generations while allowing the protected properties to continue their useful functions and evolution. An easy way to understand the protection is to think of a former resident from many decades ago returning to the area and recognizing the property - not because it has been without changes but because the gradual changes over time respected the character, allowing it to remain evident.

The goal of this document and the goal of the Historic Preservation Commission is to help residents, contractors, and others in planning these character preserving changes. It is important to make a distinction between this type of preservation and design review based on taste or a particular aesthetic. It is entirely possible to design a project that is deemed attractive yet inappropriate because it does not adequately preserve the historic character. Conversely, a project can be found appropriate in its preservation aspects that does not necessarily meet society's current aesthetic ideals. While those serving on the Historic Preservation Commission, just like everyone else, have their own views of attractive aesthetics, their role in design review is limited to the ideals of historic preservation.

The Historic Preservation Commission and Planning Staff are eager to work with property owners and applicants in the development of appropriate projects and assistance in understanding the Design Guidelines and tenets of historic preservation. In almost every instance, the Historic Preservation Commission is able to successfully work with applicants to modify designs when necessary to achieve a project that embodies both the preservation of the historic character and the functional and aesthetic goals of the applicant. In so doing, Athens-Clarke County can preserve those properties and areas most reflective of our past and ensure their place in our future.

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1A: What are Design Guidelines?

Design Guidelines are general policies about alterations to existing structures, additions, new construction, and site work. The Design Guidelines are intended to provide a common understanding of the underlying principles of historic preservation, to assist property owners in developing appropriate alteration plans, to assist the Historic Preservation Commission in recognizing appropriate alteration plans, and to provide a level of assurance to the community that the changes allowed today will not dampen the rich sense of history evident in Athens-Clarke County.

The Design Guidelines are the basis for decisions regarding such changes to properties within local historic districts or those having local historic landmark status when Certificates of Appropriateness (COA) are sought from the Historic Preservation Commission (HPC) or staff. The Design Guidelines apply to all properties having a historic designation, even those considered non-contributing or of newer construction. The guidelines have been carefully written to anticipate the most compatible alterations for protecting historic character known today. However, advances in modern building materials and treatments are expected and welcomed. Applicants seeking to take advantage of contemporary materials or novel treatment approaches not anticipated by this document should provide documentation supporting their approach as falling within the intention of the Design Guidelines as well as within the Secretary's Standards for Rehabilitation. The Secretary of the Interior's Standards for Rehabilitation are very general federal design guidelines used by Federal, State, and local agencies to review a wide array of projects. Should a proposed change at a locally designed historic property or area fall outside of the specific review criteria within the main body of the Design Guidelines, the Secretary's Standards for Rehabilitation, which are found in the appendices of this document, could be used.

It is important to note that these design guidelines do not supersede other Athens-Clarke County ordinances such as building setbacks, parking requirements, tree ordinance, etc. and that projects must meet all applicable ordinances along with receiving design approval.

1B: Maintenance, No COA Required

A Certificate of Appropriateness (COA) is a document that states a particular alteration to a property has been reviewed and found to be appropriate. A Certificate of Appropriateness is not intended to be required for ordinary repair and maintenance; therefore, many projects do not require a COA. Routine care and in-kind replacement of worn features does not involve a change in design or material.

For instance, roofing materials have a definite known lifespan and replacement of roofing is an anticipated action. Therefore, replacing an asphalt shingle roof with a new asphalt shingle roof would not require a Certificate of Appropriateness, but a request to change the shape or slope of the roof would require a COA. On the other hand, wood lap siding may require the replacement of a board or two due to water infiltration or other damage. However, when properly maintained, wood siding does not typically need overall replacement. Therefore, review of the proposed wholesale replacement would be necessary to ensure the new boards are consistent in design and materials with the original building.

Planning Department staff may be contacted at 706-613-3515 to determine if a project is considered ordinary maintenance or if review is needed. This is recommended for all undertakings on the exterior of a structure or property. The following is a brief list of a just a few of the changes usually considered ordinary repair and maintenance.

- Repainting– even with a change of color*;
- Replacing broken slats on a shutter in kind;
- Resurfacing damaged concrete in kind;
- Replacing a broken pane of glass in kind.

* While a change in paint color is not reviewed, the application of paint to a previously unpainted structure or feature would be considered a material change requiring review.

These guidelines are intend to help property owners understand preservation goals and objectives by providing direction about appropriate design and material options for a variety of projects. However, it is impossible to predict every possibility, and those changes not adequately covered by these design guidelines will be reviewed following the Secretary of Interior's Standards for Rehabilitation. These may be found in the Appendix A.

When using these guidelines to determine the appropriateness of a certain project, consult the charts found in each section indicating what kind of work can be considered maintenance not requiring review, what can be approved with staff level review and what must be reviewed at a public hearing. Note that if staff finds a project submitted for staff level review to be atypical, borderline in its appropriateness or complex, they may choose to forward the review to the Historic Preservation Commission.

In some cases, what is acceptable may be directly linked with the status of the property as contributing or non-contributing. This is a status given at the time a property is designated that indicates if it is a historic property that has retained sufficient character to contribute to the historic character of the area or if it is a non-historic or significantly altered historic structure that does not contribute to the historic character of the area.

It is highly recommended that all projects be discussed with staff ahead of submittal to determine the correct process for a planned project and avoid unnecessary delays or confusion. The Planning Department staff will be happy to discuss the project, offer tips and suggestions, and provide the outcomes of similar applications reviewed in the past.

It is the property owner who will be held responsible for a project complying with the design review process and construction following the approved design. As many contractors may not be aware of the review procedures, it is incumbent on the property owners to see that all necessary reviews and permits are obtained. Doing so will make the project run much smoother and perhaps avoid costly consequences.

For more information on the process of review see IE: The Design Review Process on Page 9.

1D: The Historic Preservation Commission

The Historic Preservation Commission (HPC) is a seven (7) member board appointed by the Mayor and Commission to make preservation-related decisions and recommendations for Athens-Clarke County following established procedures. They are considered part of the planning functions of the Unified Government of Athens-Clarke County. Member terms are three years with the potential for a second consecutive appointment.

Qualifications for membership include residency in Athens-Clarke County with a majority of the members having a demonstrated interest, experience, or education in history, architecture, or preservation of historic resources. Members can not be employed by Athens-Clarke County Government nor can they serve as elected officials of Athens-Clarke County while serving as a Historic Preservation Commissioner. Historic Preservation Commissioners serve without compensation. The Historic Preservation Commission began in 1986 after the passage of the preservation ordinance by the City of Athens and continued after the city-county unification in 1991.

Currently, historic designations within Athens-Clarke County include fifteen (15) districts and forty-two (42) local landmarks. The Historic Preservation Commission is responsible for reviewing changes at each parcel within one of these historic districts or landmark properties.

See *Athens-Clarke County Code, Chapter 8-5 Historic Preservation* for the complete ordinance.

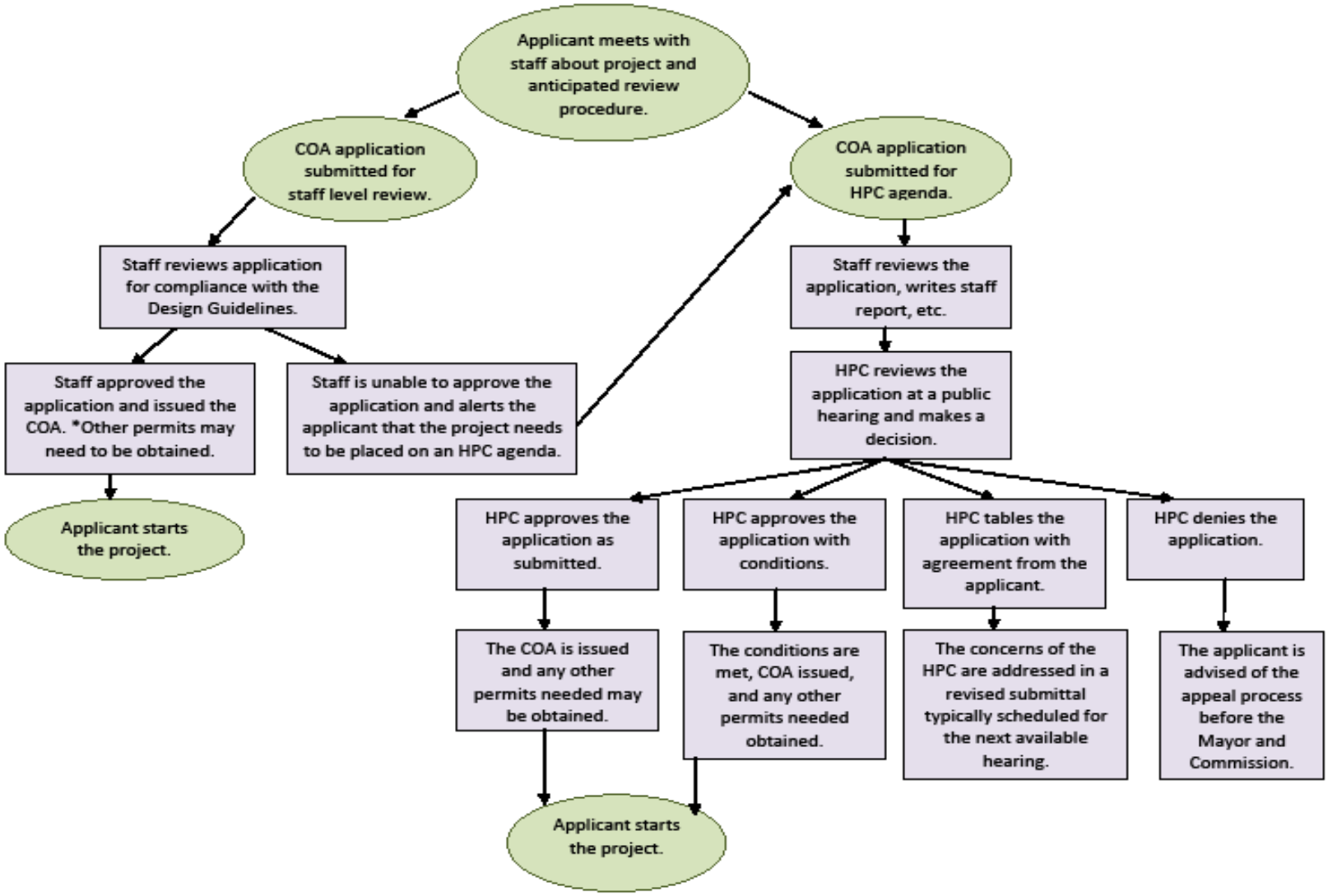
Once a completed Certificate of Appropriateness application has been submitted, the approval process will vary depending on if it is submitted for staff review or to the HPC to review. Staff-reviewed applications require fewer steps and can often be completed within a relatively short timeframe. Staff reviews the application, visits the site if necessary, and prepares a Certificate if the project is acceptable. The applicant would be notified when the Certificate is approved. If it is not approved, staff will discuss the necessary next steps with the applicant such as re-design or review by the HPC. Staff review takes an average of three (3) business days.

Applications for HPC review must be submitted at least 30 days prior to a hearing. Hearings are held once a month. Applications require that the property be posted with notification of the hearing as well as advertising in the newspaper prior to the public hearing. These tasks are part of the work performed by staff leading up to the review. Additionally, the agenda is posted on the Planning Department website and sent to any interested neighborhood groups or other interested parties. In preparation of the hearing, HPC staff will develop a presentation of the project including a summary of the application, evaluation of the compliance with the design guidelines and a recommendation.

At the hearing, the review of each application begins with a presentation by staff in a Power Point format. Following the presentation, the applicant is given the opportunity to further explain the project to the HPC and respond to the staff review. Public comment regarding the project would then be received both for and against the project. The discussion is then closed to all except the HPC members, who may choose to ask additional questions of an applicant or audience member. After discussion, a motion is made and seconded and a vote taken. An application can be approved, approved with conditions, denied, or tabled (provided the applicant signs a tabling agreement). After the hearing, the written results of the meeting are provided that also includes the next steps in the process or explains how to appeal a negative decision. Decisions can be appealed to the Mayor and Commission to determine if the decision was an abuse of discretion. The Mayor and Commission have the ability to approve the appeal (agree that it was an abuse of discretion), or deny the appeal (find that there was no abuse of discretion).

A Certificate of Appropriateness is prepared for each approved application once any conditions of approval are met and any additional permits from the Planning Department have been obtained. The applicant is provided with a copy of the Certificate for their records and to submit when applying for a permit from the Building Inspections Department. When the applicant feels that a project is completed, they call for an inspection. Staff visits the site to determine compliance prior to agreeing to the release of a Certificate of Completion or Certificate of Occupancy from the Building Inspector.

For information on the next submittal deadline and hearing schedule, copies of the application form, or fee schedule, please see our website at www.athensclarkecounty.com or see the Planning Department staff . Discussion of your application with staff prior to the submittal is highly recommended.



CHAPTER 2 ..... DESIGNATED PROPERTIES

A. HISTORIC DISTRICTS

B. LANDMARK PROPERTIES

Historic districts are a collection of structures, sites, buildings, objects, works of art, places or a combination of these that collectively share some historic distinction. The criteria to determine eligibility for district designation are that the districts-

- Have special character or special historic/aesthetic value or interest;
- Represent one or more periods of styles of architecture typical of one or more eras in the history of the municipality, county, state, or region;
- Cause such area, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.

Historic districts are approved by the Mayor and Commission with recommendation from the Historic Preservation Commission. Designation reports are prepared for each district and are available for review for each of the districts having received local historic district designation. Only those districts that follow these guidelines are further discussed. For more information on the Downtown Local Historic District or the Milledge Avenue Local Historic District, please refer to the designation reports and guidelines adopted specifically for those districts.

2a.1: Bloomfield Historic District

Date of Local Designation: 1988 Number of Parcels: 112

Date of National Reg. Designation: 1985 Number of Parcels: 97 Do boundaries match? No

Approximate Acreage: 38

Period of Significance from designation report: 1880s to 1930s

Areas of Significance from designation report: Architecture, Community Planning, Landscape Architecture, Local History

Architectural Styles or Types Seen: Victorian Eclectic, American Foursquare, Bungalow, Craftsman, Tudor Revival, Neoclassical

Architectural Materials, Heights, Massing, or other features common to the area:

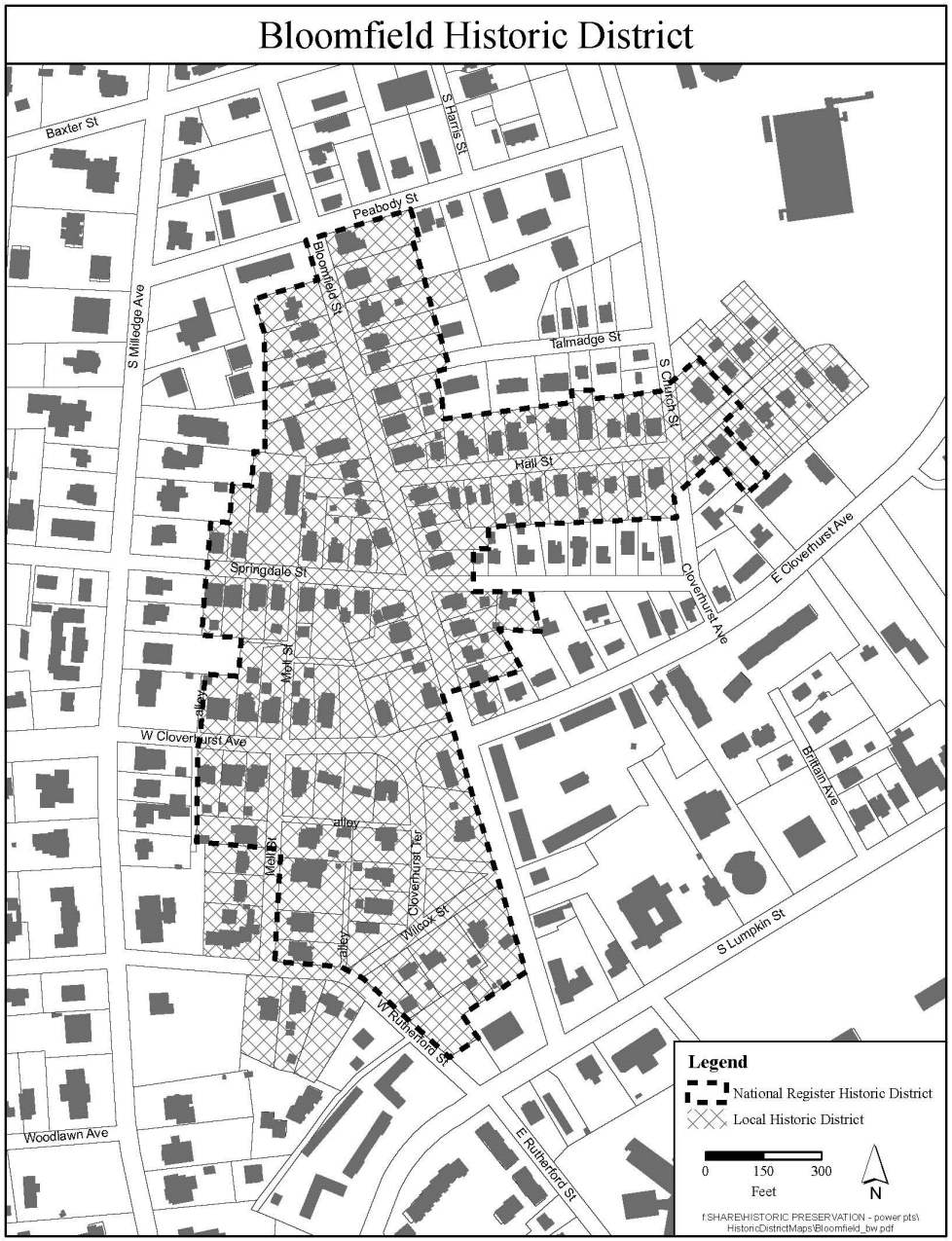
- Wood is the principal building material, both structurally and for decorative effect.
- Brick and stucco finishes are found among the latter-built structures

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Naturalistic landscaping representative of type popular during the late 19th/ early 20th century
- Front yards informally landscaped with large shade trees, shrubs, and grass flowing together in a park-like setting
- Small lots predominantly rectangular in size with fairly uniform front setbacks

Important History:

- A few structures are associated with known architects or builders
- Area developed in stages as large tracts subdivided in the late 1880s, 1912, and 1920
- Interesting mix of middle-class residents associated with the history of the area


Bloomfield Historic District
Baxter St
S Harris St
Peabody St
Bloomfield St
S Milledge Ave
Talmadge St
S Church St
Hall St
Springdale St
Cloverhurst Ave
E Cloverhurst Ave
Mohr St
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2a.2: Boulevard Historic District

Date of Local Designation: 1988 Number of Parcels: 457

Date of National Reg. Designation: 1985 Number of Parcels: 456 Do boundaries match? No

Approximate acreage: 144

Period of Significance from designation report: 1835-1940

Areas of Significance from designation report: Architecture, Community Planning, Landscape Architecture, Politics/Government, and Transportation

Architectural Styles or Types Seen: Bungalow, American Foursquare, Mill Housing, Queen Anne/Victorian, Neoclassical, Greek Revival, Craftsman, Shingle

Architectural Materials, Heights, Massing, or other features common to the area:

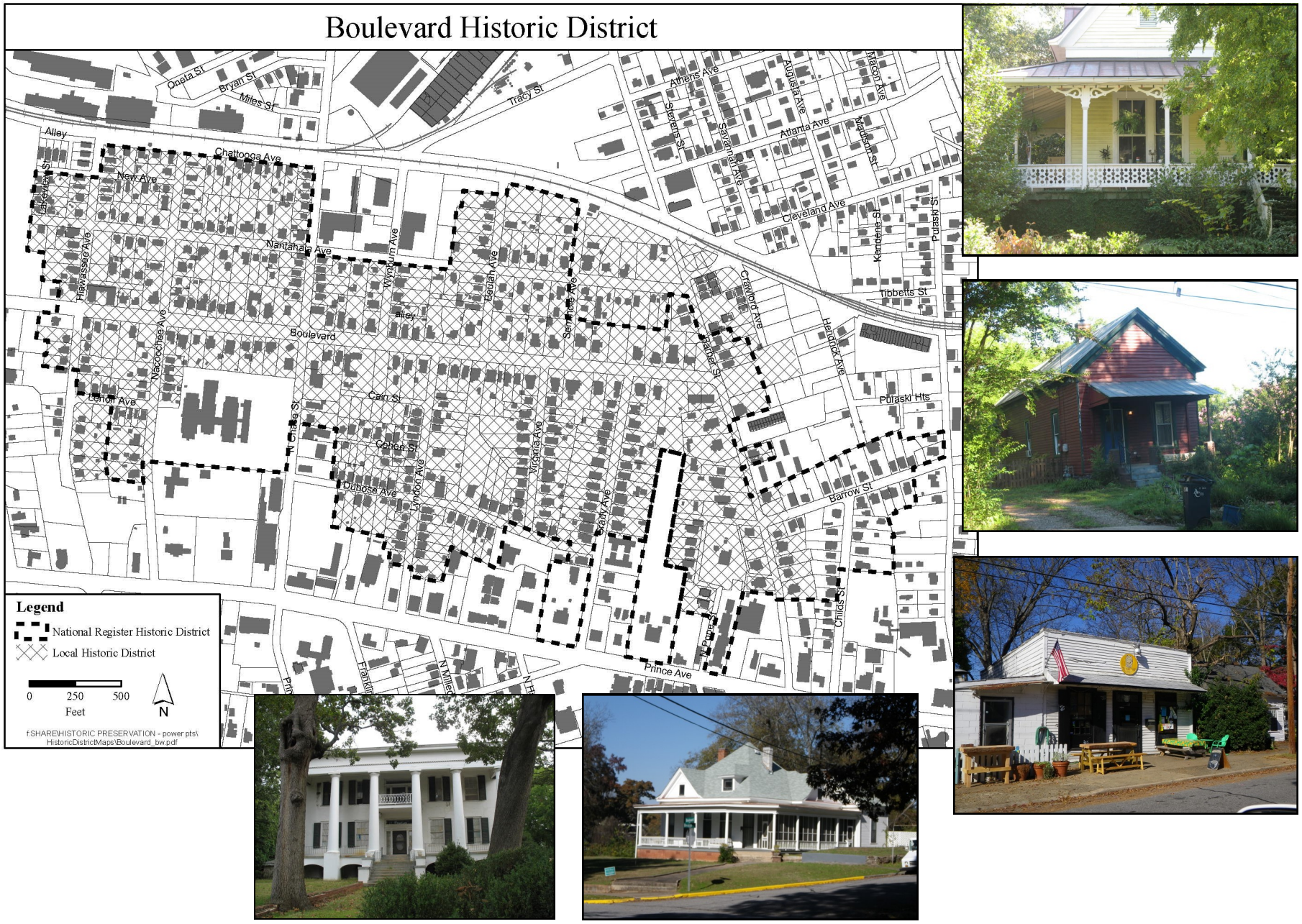
- One, one and a half, and a few two story residences with more elaborate structures along Boulevard and pockets of worker housing
- Wood is the principal building material for primary and decorative uses
- Many of the more vernacular structures feature detailing along porches, balustrades, and in gables
- Brick and stone are rare for residences but found on institutional structures

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Similar setbacks with structures situated near the front of the lots
- Greater density along side streets than on Boulevard
- Many properties have extensive landscaping, some have low walls
- Tree-lined streets in a grid pattern with rolling terrain
- Long rectangular lots of varying sizes and not necessarily bearing a relationship to the topography

Important History:

- Streetcar suburb laid out in 1890 by the Athens Park and Improvement Company
- Wide range of architectural styles reflecting national styles at the local level
- Both informal and formal landscapes with tree-lined streets
- Residences for primarily working and middle class families
- Several prominent Athenians made their homes in the area.


Boulevard Historic District
Onata St
Bryan St
Miles St
Tracy St
Athens Ave
Augusta Ave
Macon Ave
Stevens St
Savannah Ave
Atlanta Ave
Madison St
Cleveland Ave
Parker St
Pulaski St
Alley
Chattooga Ave
New Ave
Nantahala Ave
Hiawassee Ave
Wyndum Ave
Baldan Ave
Seminole Ave
Crawford Ave
Barnett St
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Hendrick Ave
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2a.3: Buena Vista Heights Historic District

Date of Local Designation: 2013 Number of Parcels: 62

Date of National Reg. Designation: 1999 Number of Parcels: 108 Do boundaries match? No

Approximate acreage: 20

Period of Significance from designation report: 1890-1960

Areas of Significance from designation report: Architecture, Community Planning, and Transportation

Architectural Styles or Types Seen: Central Hallway, gabled ell cottage, pyramid cottage, Queen Anne, shotgun, ranch, and Bungalow types

Architectural Materials, Heights, Massing, or other features common to the area:

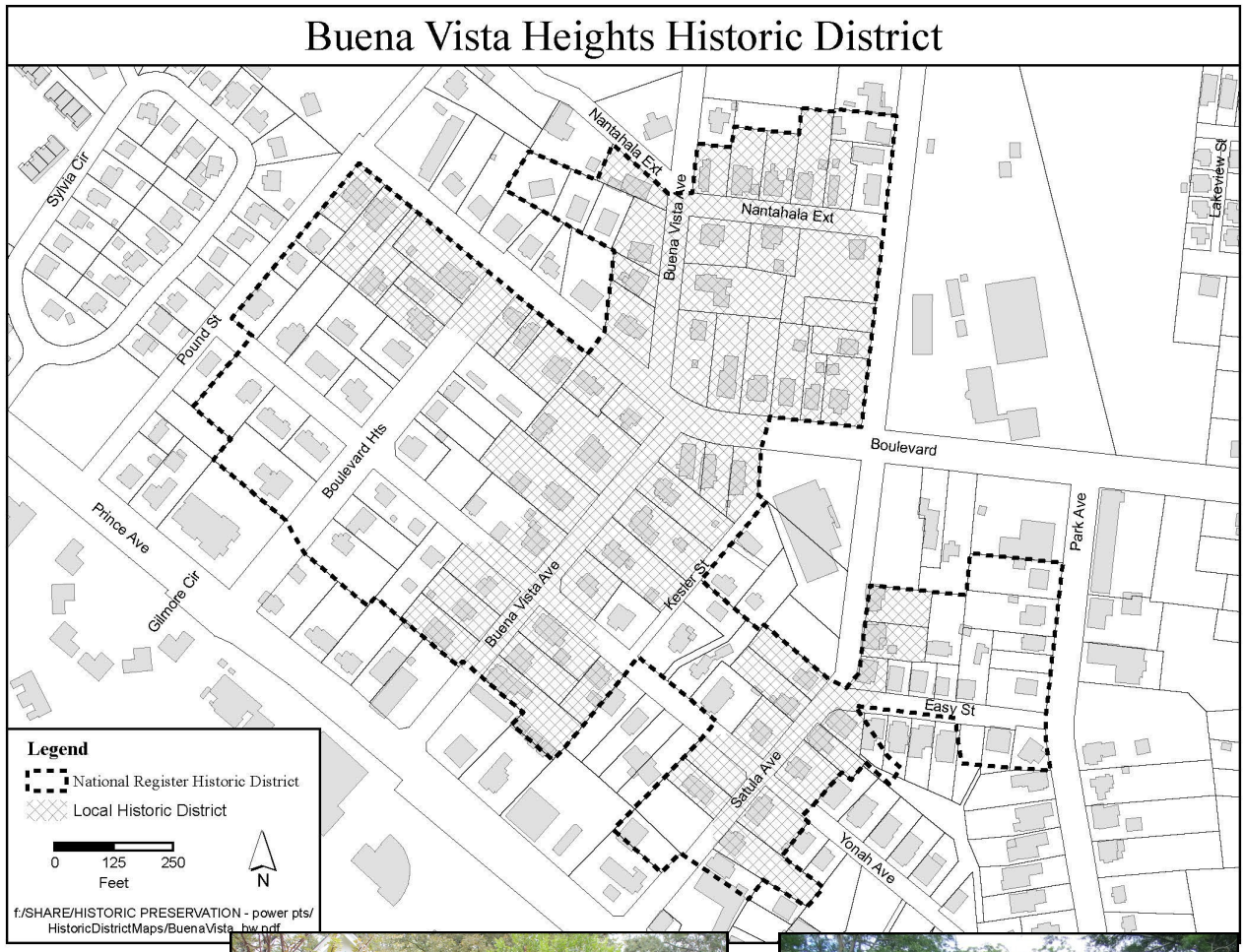
- Primarily one or one and half story residences
- Gabled, hipped or pyramidal roofs

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Most blocks have a typical front setback that is maintained by each primary structure.
- Informal plantings

Important History:

- Area was laid out in a gridiron pattern by the Athens Park and Improvement Company in 1890 to coincide with their electric streetcar service that began in 1891 and continued until 1930.
- Southern Manufacturing Company cotton mill located to the north across the railroad tracks was a major employer of early residents in addition to workers associated with the streetcar and the railroad.
- A 1973 tornado destroyed several homes in the neighborhood


Buena Vista Heights Historic District
Sylvia Cir
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Buena Vista Ave
Nantahala Ext
Lakeview St
Boulevard Hts
Boulevard
Prince Ave
Gilmore Cir
Buena Vista Ave
Kesler St
Park Ave
Easy St
Satula Ave
Yonah Ave
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HistoricDistrictMaps/BuenaVista_bw.pdf

2a.3: Castalia Avenue Historic District

Date of Local Designation: 2018 Number of Parcels: 15

Date of National Reg. Designation: N/A Number of Parcels: N/A Do boundaries match? N/A

Approximate acreage: 3.95

Period of Significance from designation report: 1935-1964

Areas of Significance from designation report: Architecture, Community Planning and Development

Architectural Styles or Types Seen: Tudor, Craftsman, Contemporary Ranch, English Cottage, Bungalow, Gabled-L Cottage, American Foursquare

Architectural Materials, Heights, Massing, or other features common to the area:

- Brick and asphalt roofing shingles the primary exterior materials. Most structures 1 story.
- Gable rooflines predominate on west side of street and hipped rooflines predominate on east side of street.

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Fairly consistent front setback that is maintained by each primary structure for each side of street.
- Informal plantings, which may help to define otherwise open front yards.

Important History:

- The western side of the street was developed well before the eastern side of the street. Prior to development the eastern side of the street was part of the rear yards of properties fronting on Milledge Avenue.


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2a.4: Cobbham Historic District

Date of Local Designation: 1988 Number of Parcels 214

Date of National Reg. Designation 1974 Number of Parcels 220 Do boundaries match? No

Approximate Acreage: 87

Period of Significance from designation report: 1800-1937

Areas of Significance from designation report: Architecture, Education, History

Architectural Styles or Types Seen: includes Greek Revival, Gothic Revival, Victorian/Queen Anne, Classical Revival, Italianate

Architectural Materials, Heights, Massing, or other features common to the area:

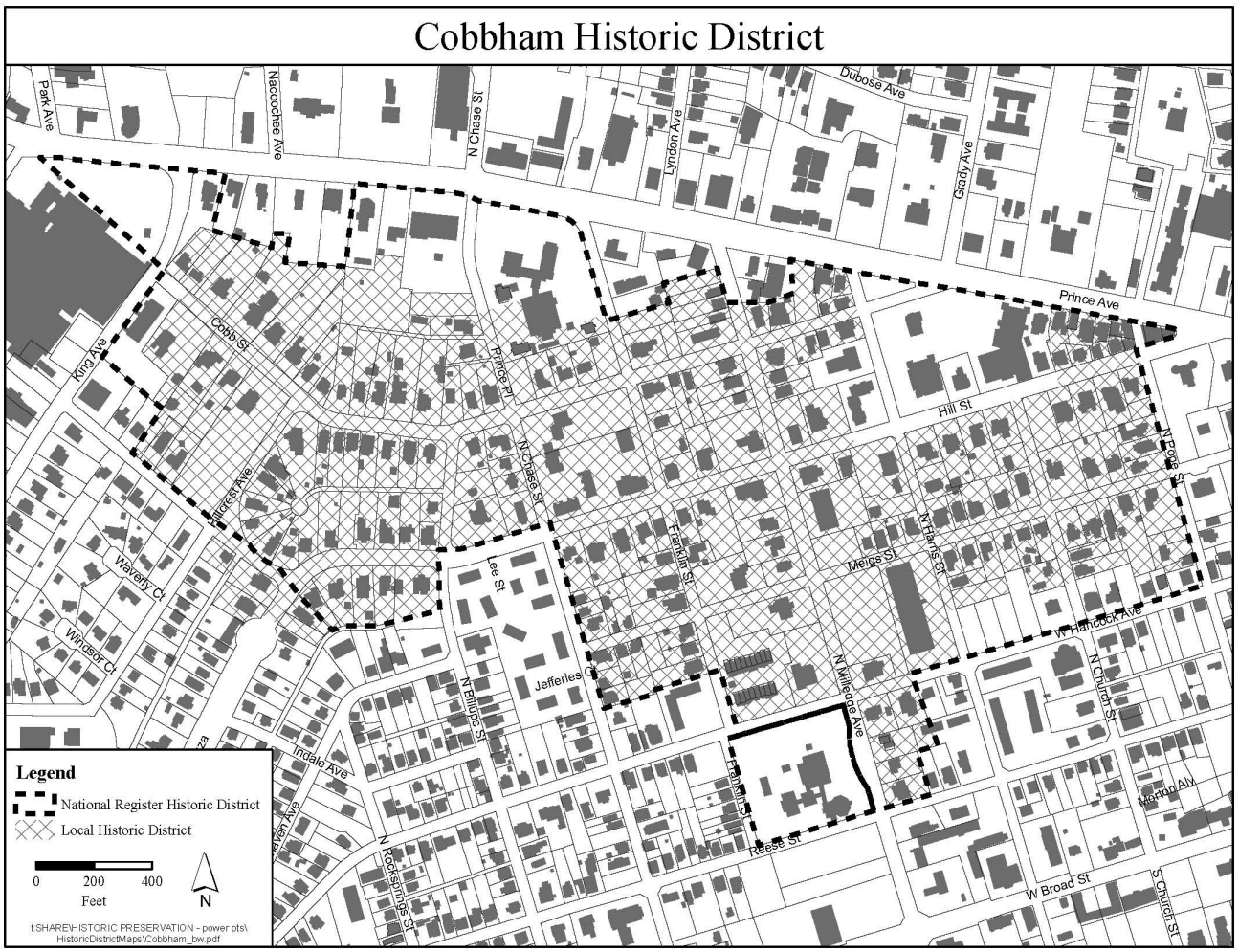
- One and two story houses
- Primary building material is wood
- Variety of styles
- Some newer construction in the district utilizes brick

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Setbacks similar, buildings are closer to the front of the lots
- Long rectangular lots
- Many substantial trees

Important History:

- Originally, Cobbham consisted of 80 lots offered for sale by John A. Cobb in 1834 on both sides of what is now Prince Avenue. The northern side of that area became Boulevard and the southern side became Cobbham.
- Antebellum appearance included substantial houses and dependencies on large lots in a rural atmosphere.
- Development increased after the Civil War and into the next century. Larger lots divided up.
- Commercial development pressure increased in the 1950s.


Cobbham Historic District
Park Ave
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Dubose Ave
Grady Ave
Prince Ave
King Ave
Cobb St
Prince Pl
Hill St
Milner Ave
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Franklin St
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Meigs St
N Harris St
N Peabody St
W Hancock Ave
Waverly Ct
Windsor Ct
Jefferies Ct
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2a.5: Dearing Street Historic District

Date of Local Designation: 1998/ expanded in 1999 Number of Parcels: 17

Date of National Reg. Designation: 1975 Number of Parcels: 95 Do boundaries match? No

Approximate Acreage: 10

Period of Significance from designation report: 1820-1950

Areas of Significance from designation report: Architecture, Community Planning and Development

Architectural Styles or Types Seen:

- Includes I-house, Georgia house, Queen Anne Cottage, New South Cottage, side-gabled bungalow, English vernacular cottage
- Includes Greek Revival, Italianate, Queen Anne, Folk Victorian, Colonial Revival, Neoclassical, Craftsman, English Revival

Architectural Materials, Heights, Massing, or other features common to the area:

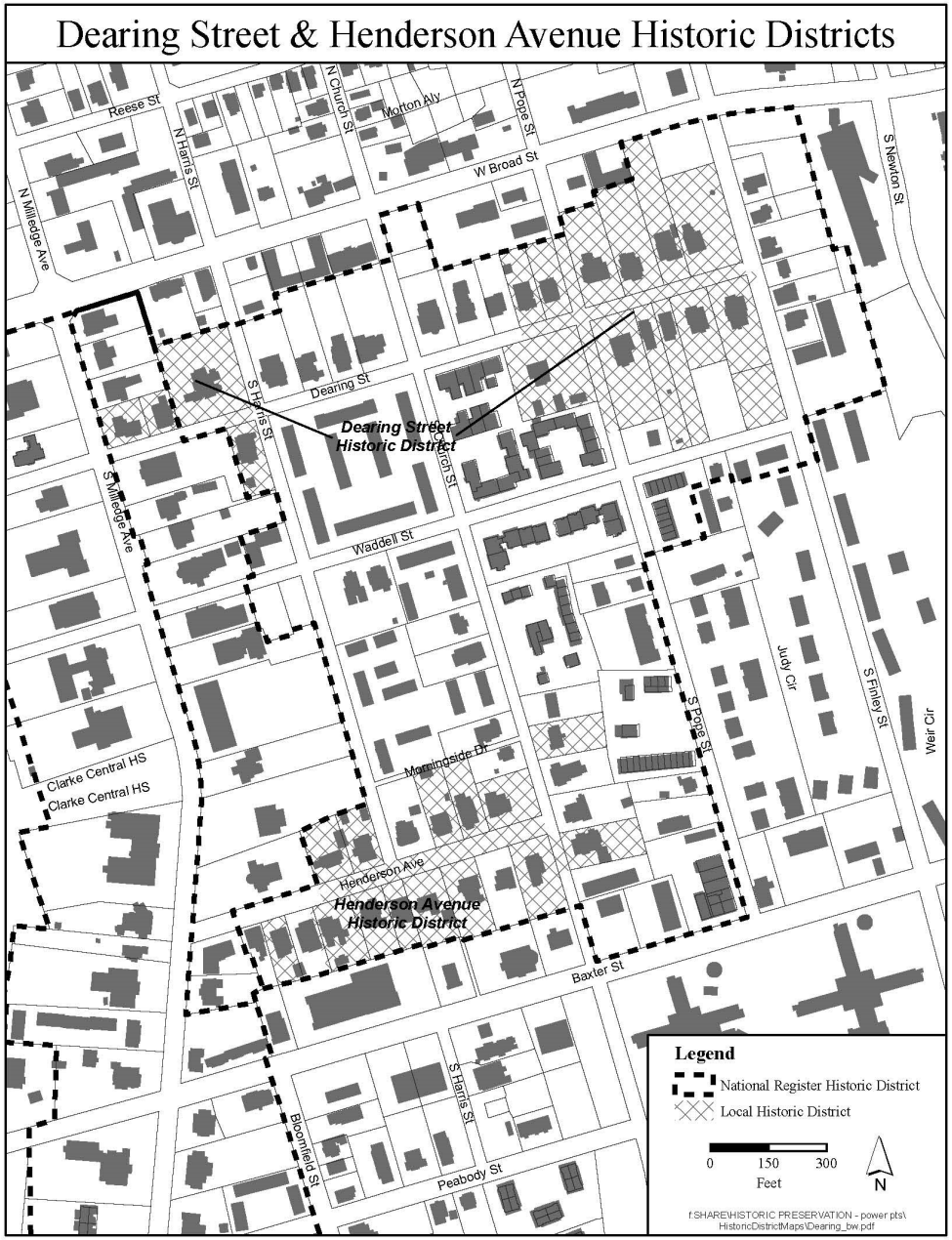
- Foundations: brick, stone, granite, concrete
- Siding: wood weatherboard is predominant, brick, stucco, asbestos, synthetics
- Roofing: tin, asphalt
- Range from cottages to two-story houses
- Frame construction

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Uniform setbacks and street orientation

Important History:

- Area part of the original 633 acres set aside for UGA that was sold off to pay for the university.
- Area platted many times; an 1852 composite map shows four-acre lots on a grid pattern set in 1830.
- Additional development occurred after the Civil War as residents took advantage of the proximity of the Milledge Avenue street car line.


Dearing Street & Henderson Avenue Historic Districts
Reese St
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Dearing Street Historic District
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Church St
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Waddell St
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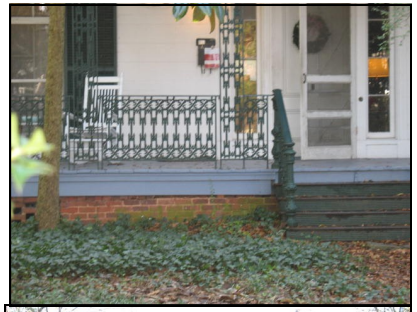


2A.6: Henderson Avenue Historic District

Date of Local Designation 11-2-1999 Number of Parcels 14

Date of National Reg. Designation 1975 Number of Parcels (included in Dearing Street NR district.)

Do boundaries match? No

Approximate Acreage: 6

Period of Significance from designation report: 1840-1950

Areas of Significance from designation report: Architecture, Community Planning and Development

Architectural Styles or Types Seen: Folk Victorian, Craftsman, Colonial Revival, and Minimal Traditional

Architectural Materials, Heights, Massing, or other features common to the area:

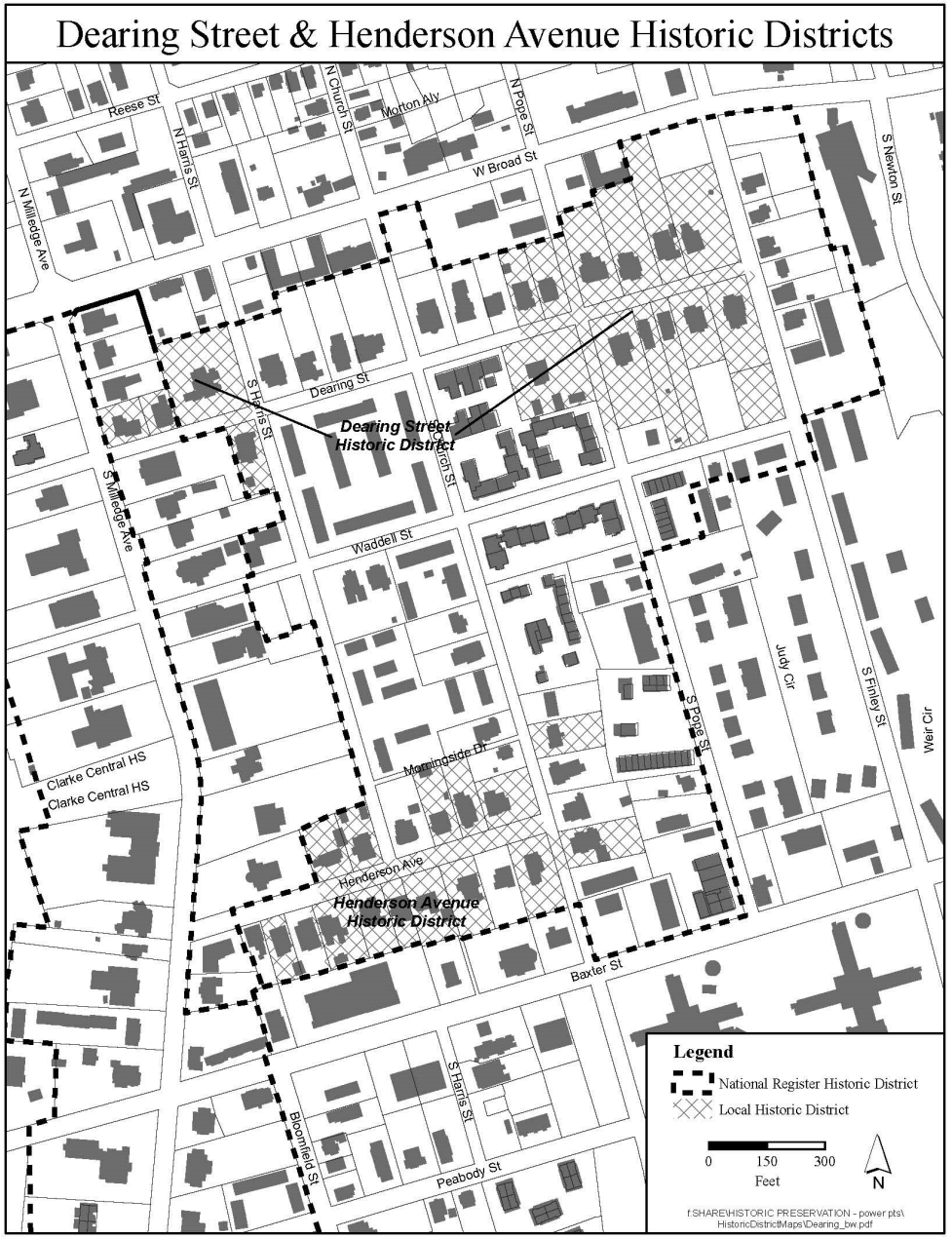
- Commonly full-width front porches
- Commonly centered entrances with transom- a few also have sidelights
- One and one and a half story dwellings
- Hipped and gabled roofs

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Streets platted in a grid pattern oriented north-northwest to south-southeast and east-northeast to west-southwest

Important History:

- Henderson Avenue was originally named States Rights Street. The change to Henderson Avenue occurred in the early 1900s.
- The street car line along Milledge Avenue contributed to the boon in development along Henderson Avenue in the 1880s and 1890s.


Dearing Street & Henderson Avenue Historic Districts
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Judy Cir
S Finley St
S Pope St
Weir Cir
Morningside Dr
Clarke Central HS
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Henderson Avenue Historic District
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2a.7: Milledge Circle Historic District

Date of Local Designation 2018 Number of Parcels 56

Date of National Reg. Designation 1985 Number of Parcels 51 Do boundaries match? No

Approximate Acreage: 27.10

Period of Significance from designation report: 1913-1964

Areas of Significance from designation report: Architecture, Community Planning and Development, Landscape Architecture

Architectural Styles or Types Seen:

- Colonial Revival, Contemporary Ranch, Craftsman, Dutch Colonial Revival, Mediterranean Revival, Mid-Century Modern, and Prairie
- 8 house types found: American Foursquare, American Small, English Cottage, Gabled-L Cottage, Georgia, I-house, Ranch, Side Gable Cottage

Architectural Materials, Heights, Massing, or other features common to the area:

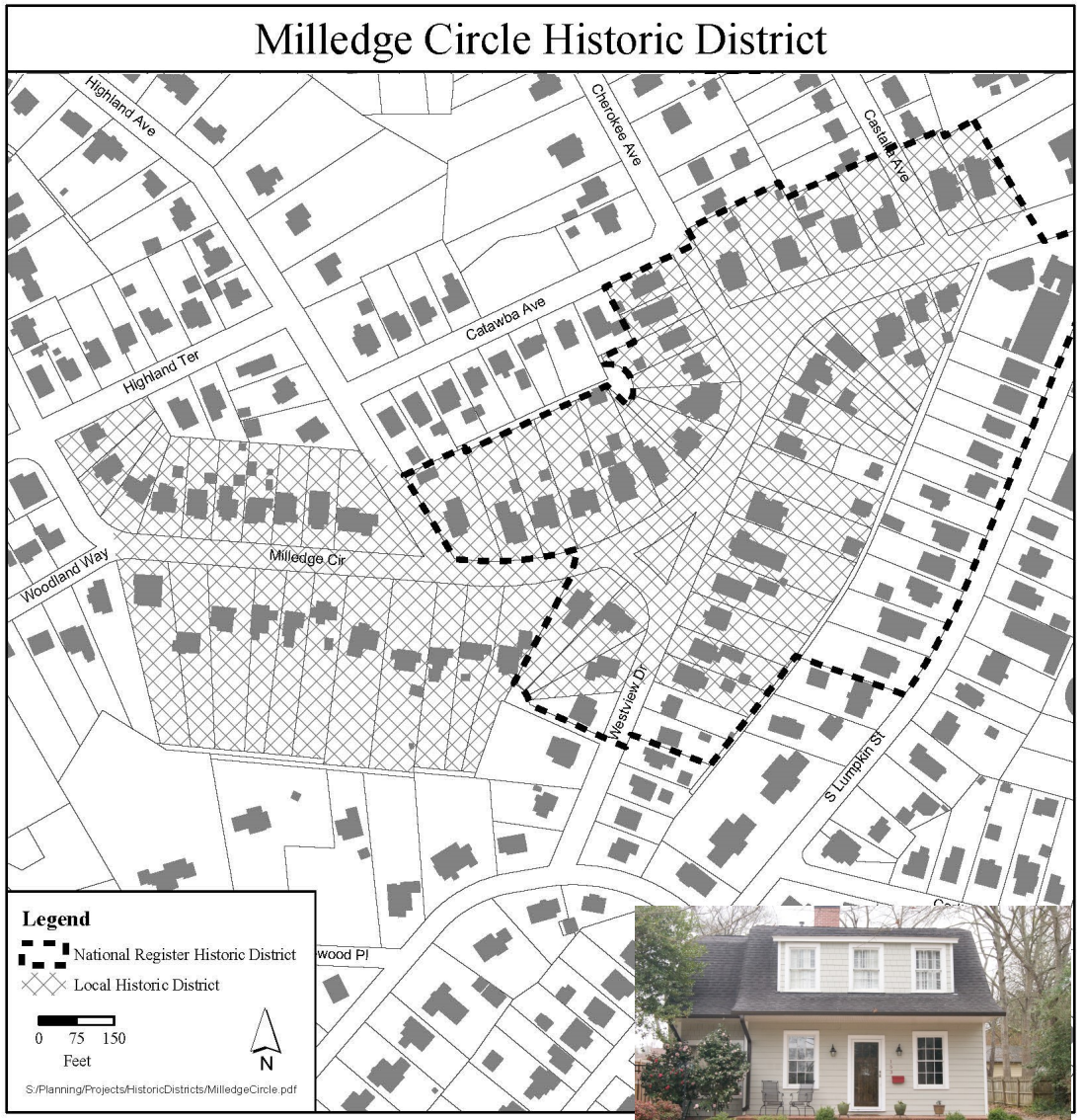
- Most dwellings are one full story in height with some two-story examples found. Of the single-story examples many include historic or modern use of attic space for an upper level and some dwellings including basement levels.
- Brick is the most common siding material though wood and stucco are also present.

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Basically consistent setbacks close to streets and behind sidewalks, except for significant setback variation at the southern side of the 400 block of Milledge Circle.
- Low masonry retaining walls positioned near sidewalks at many properties.
- Several original accessory structure remain with a high level of architectural integrity.

Important History:

- Neighborhood laid out in 1913 as Milledge Park on land formerly known as the Scott Homeplace. Home construction began in 1915 and primary structures were built over 60 years.
- Several of the homes were designed by local architect Fred Orr.


Milledge Circle Historic District
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Cherokee Ave
Catalina Ave
Catawba Ave
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2a.7: Reese Street Historic District

Date of Local Designation 7-1-2008 Number of Parcels 87

Date of National Reg. Designation 1985 Number of Parcels 78 Do boundaries match? No

Approximate Acreage: 19

Period of Significance from designation report: 1868-1958

Areas of Significance from designation report: Architecture, Community Planning and Development, Education, African-American Heritage, Religion

Architectural Styles or Types Seen:

- Not highly stylistic but exhibiting characteristics of Queen Anne, Folk Victorian, and Craftsman.
- 11 house types found: saddlebag, central hallway, hall-parlor, Georgia cottage, shotgun, extended hall-parlor, gabled wing cottage, new south cottage, pyramidal cottage, bungalow, and American foursquare

Architectural Materials, Heights, Massing, or other features common to the area:

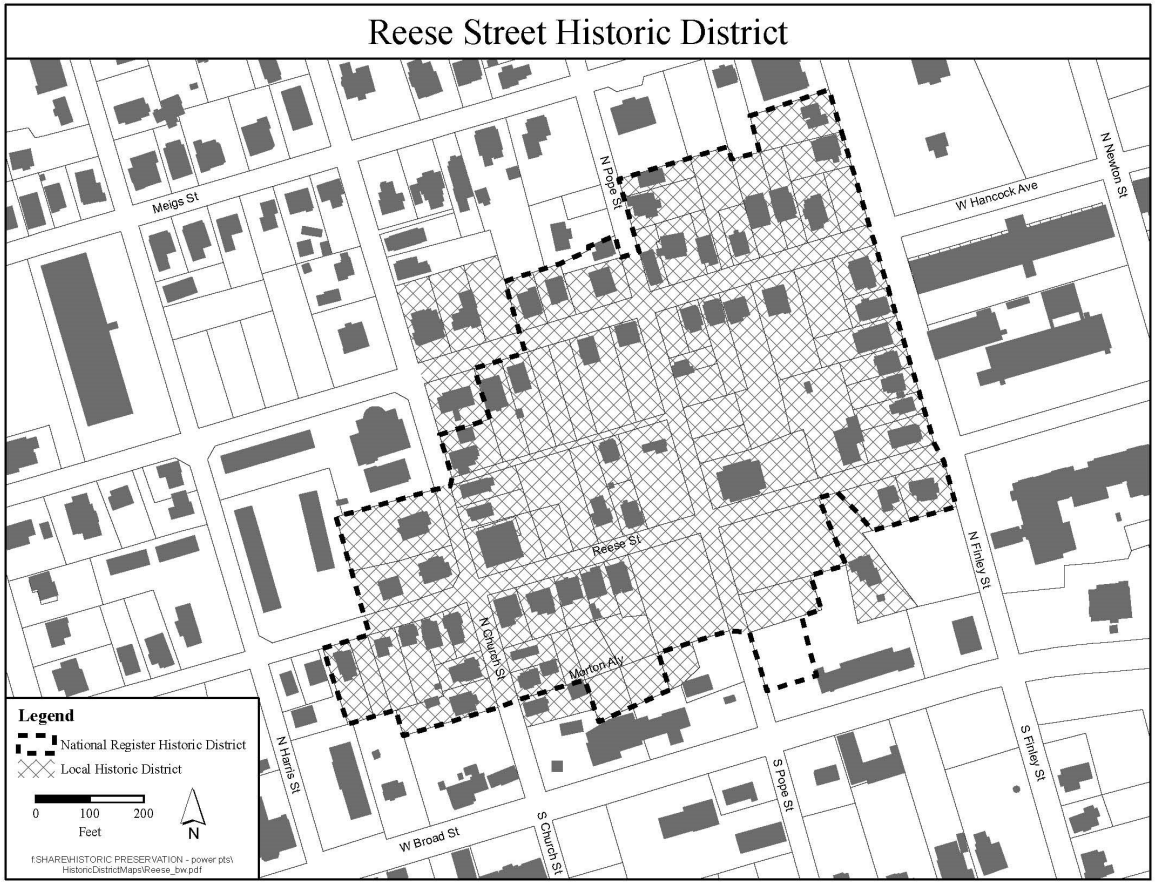
- Nearly all dwellings and commercial structures one story in height
- Institutional structures are larger

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Basically consistent setbacks close to streets and behind sidewalks
- Variety of historic landscape treatments such as low shrubbery, boxwood, and hedgerows. Hemlock and oak trees found.
- Brick sidewalks
- Low retaining walls positioned near streets

Important History:

- One of the earliest African-American neighborhoods
- Knox School (Institute) was in this neighborhood, first school for African-Americans in area and Athens High and Industrial as the first accredited public school for African Americans in Georgia.


Reese Street Historic District
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W Hancock Ave
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Reese St
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HistoricDistrictMaps\Reese_bw.pdf

2a.8: Rocksprings Historic District

Date of Local Designation 6-6-2000 Number of Parcels 10

Date of National Reg. Designation Number of Parcels 6 Do boundaries match? No

Approximate Acreage: 2

Period of Significance from designation report: 1900-1950

Areas of Significance from designation report: Architecture, African-American heritage

Architectural Styles or Types Seen:

- 7 of the 10 properties are shot-gun type dwellings
- Also, saddlebag, extended hall-parlor, and a turn of the century duplex.

Architectural Materials, Heights, Massing, or other features common to the area:

- Majority of houses are shot-gun type
- Modestly sized houses
- Primary material is wood

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Long rectangular lots
- Setbacks close to the street

Important History:

Recognized for its association with African-American history and as an urban grouping of worker housing including rare house types.


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S Rocksprings St
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2A.9: West Cloverhurst/Springdale Historic District

Date of Local Designation 1-5-1999 Number of Parcels 46

Date of National Reg. Designation 2007 Number of Parcels 123 Do boundaries match? No

Approximate Acreage: 25

Period of Significance from designation report: 1890-1945

Areas of Significance from designation report: Architecture, Community Planning and Development, Social History

Architectural Styles or Types Seen: Colonial Revival, Craftsman, Minimal Traditional, Neo-colonial, Prairie, Ranch, Tudor, Folk Victorian, and Victorian

Architectural Materials, Heights, Massing, or other features common to the area:

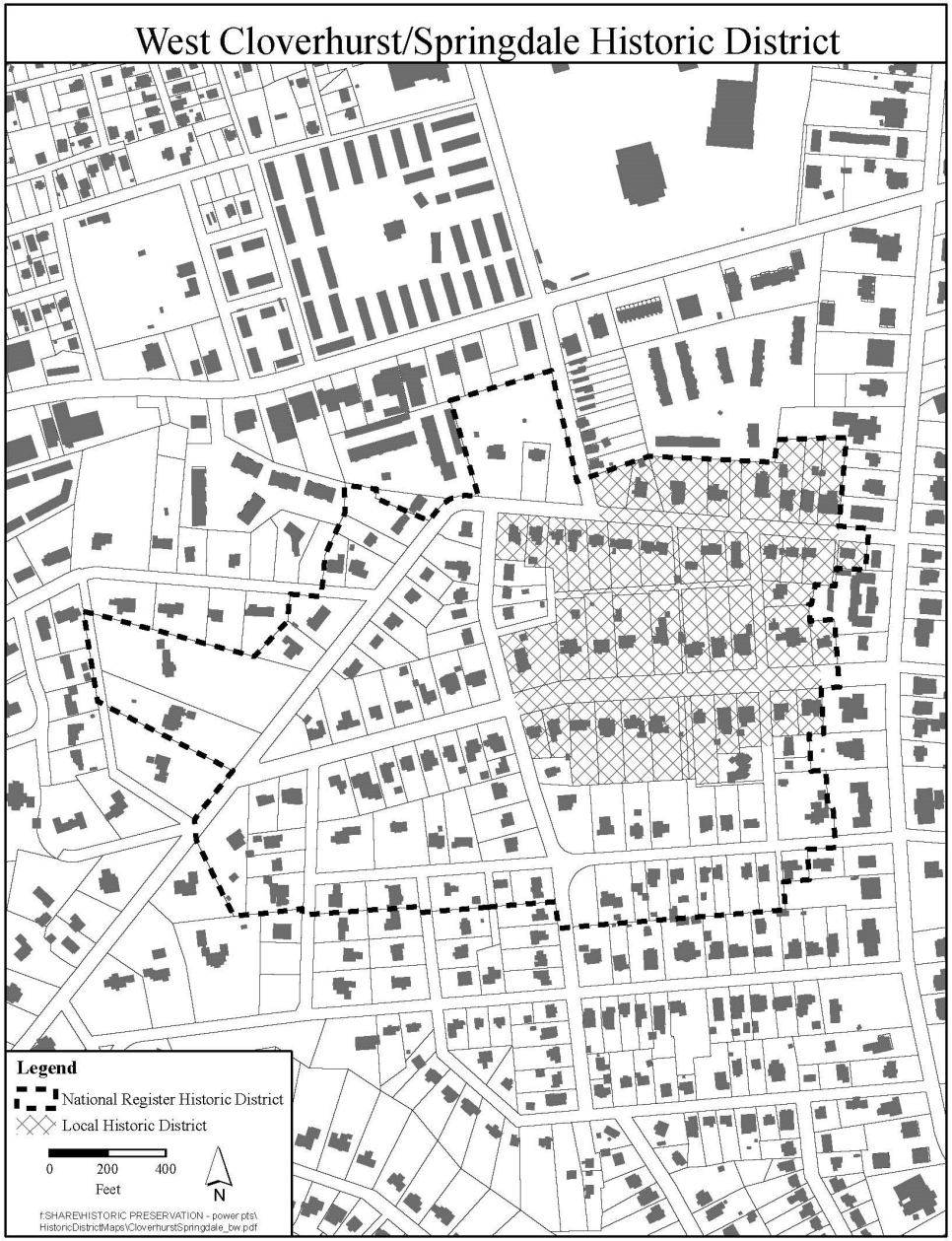
- Primary siding is clapboard, shingle, stucco or brick
- Composition shingle roofs
- Brick, stone, or concrete slab foundation
- About half are one story and half two story
- Cloverhurst homes tend to be larger than those of Springdale

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Some variety in lot sizes- Cloverhurst lots tend to be larger than those on Springdale
- Well-defined front and rear yards
- Variety of flower beds, shrubbery, and trees with dogwoods being the most common.

Important History:

- Cloverhurst area was once part of an experimental farm of the same name that was parceled in the 1890s.
- Springdale area was part of the Bloomfield property.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2a.10: W. Rutherford Street Historic District

Date of Local Designation 12-6-2016 Number of Parcels 15

Date of National Reg. Designation 2007 Number of Parcels 123 Do boundaries match? No

Approximate Acreage: 6.54

Period of Significance from designation report: 1930-1956

Areas of Significance from designation report: Architecture, Community Planning and Development,

Architectural Styles or Types Seen: English Cottage, Bungalow, Colonial Revival, Ranch

Architectural Materials, Heights, Massing, or other features common to the area:

- Primary siding material is brick.
- Composition shingle roofs with gable forms predominate; most roofs are fairly steep.
- Most of the main structures are one-story, some with dormers, and three structures are two-story.
- Dentil moldings at the cornice are the most common detail element.

Site Features common to the area, such as setbacks, plantings, paving materials, etc.:

- Largely consistent front building setbacks.
- Planned, but unbuilt, north-south connecting streets have been used for residential driveway locations.
- Brick walls, both solid and pierced brick, are found at several properties with front walls being very low.

Important History:

- Cloverhurst area was once part of an experimental farm of the same name that was subdivided in the 1890s.
- This area is included in the West Cloverhurst/Springdale National Register Historic District.


West Rutherford Street Historic District
S Rockspring St
Myrna Ct
S Milledge Ave
Springdale St
Merl St
W Cloverhurst Ave
Mount Vernon Pl
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W Rutherford St
Oakland Way
Woodlawn Ave
Stanton Way
Oakland Ave
Cherokee Ave
Castalia Ave
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2A.11: Woodlawn Historic District

Date of Local Designation 2-2-1988 Number of Parcels 21

Date of National Reg. Designation 1987 Number of Parcels 21 Do boundaries match? Yes

Approximate Acreage: 9

Period of Significance from designation report: 1915-1926

Areas of Significance from designation report: Architecture, Community Planning and Development, Landscape Architecture, and Local History

Architectural Styles or Types Seen:

- Dominated by craftsman style dwellings
- Neoclassical, Georgia Revival, and Bungalow details found

Architectural Materials, Heights, Massing, or other features common to the area:

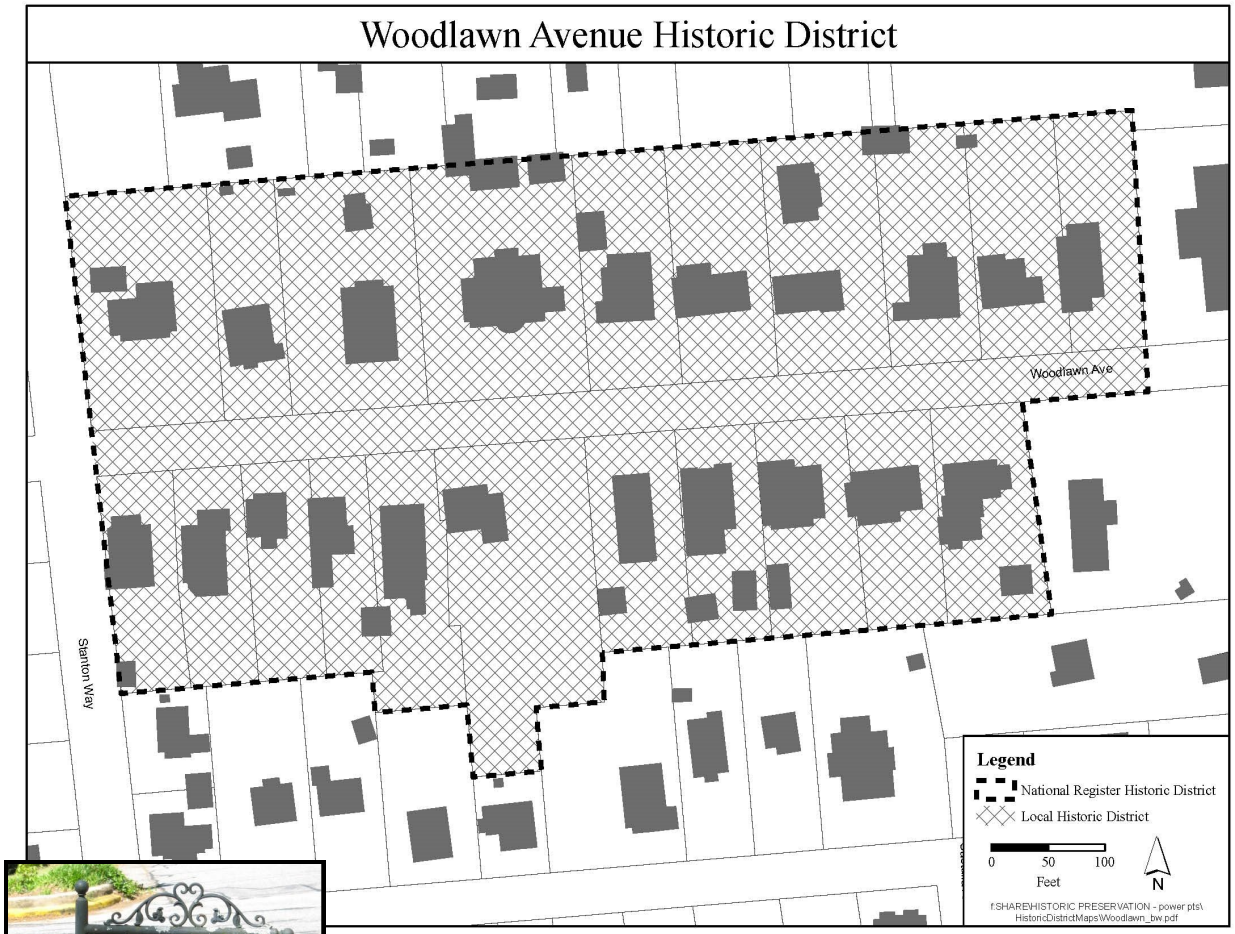
- Shallow pitched roofs with wide eaves and exposed rafters
- Windows typically 9 over 1 or 12 over 1

Site Features such as setbacks, plantings, paving materials, etc. common to the area:

- Rectangular lots similar in size- 60 to 80 feet width and approximately 200 feet depth.
- Uniform setback
- Trees, shrubs, and grassed lawns create a continuous landscape with yards blending into one another
- Granite curbing, concrete sidewalks and streets

Important History:

- 187 Woodlawn Street has an association with architect Fred Orr.
- The area was created through the subdivision of larger tracts representative of the community growth in the early 20th century


Woodlawn Avenue Historic District
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WOODLAWN
HISTORIC
DISTRICT
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Athens-Clarke County is lucky to have a number of properties having already received the status of local historic landmark as well as a large number of properties eligible for that distinction. Local historic landmarks are properties that have been deemed worthy of preservation individually rather than a collection of properties preserved together as found with a historic district. The following criteria are used when determining a site as eligible for local historic landmark status:

- It is an outstanding example of a building, structure, object, or work of art representative of its era;
- It is one of the few remaining examples of past architectural style;
- It is a place, building, site, object, work of art or structure associated with an event or person of historic or cultural significance to Athens-Clarke County, State of Georgia, or the region.
- It is a site or place of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, state or region.

Files for each of the local historic landmark properties are available at the Planning Department. Note that several of the local landmark properties are included in the Downtown Historic District and would utilize the separate Downtown Design Guidelines when planning alterations. Similarly, several properties are located within the Milledge Avenue Historic District that would follow the design guidelines created specifically for that area. However, these properties are listed here for continuity and recognition of their landmark status.

Landmark Name: **Anderson Cottage**

Landmark Address: 425 S. Church Street

Local Designation Date: 12-6-1994

NR Designation: Yes, within district: Dearing Street

Date of Construction: 1898

Period of Significance from designation report: Victorian/ 1915

Areas of Significance from designation report: Architecture and Association with Important Persons

Important History, Etc.: vernacular Queen Anne style one-story residential structure built approximately 1898. The house was purchased in 1915 by Miss Ruby Anderson. Miss Anderson was an English teacher at Athens High for 52 years, a member of a national educational policy committee and the first inductee into the Georgia Teachers' Hall of Fame.

Landmark Name: **Athens High and Industrial School**

Landmark Address: 496 Reese Street

Local Designation Date: 2-2-1988

NR Designation: Yes, within district: Reese Street

Date of Construction: 1913

Period of Significance from designation report: 1913-1955

Areas of Significance from designation report: Architecture, Community Planning, Education, Landscape Architecture, Social, Local History

Important History, Etc.: Georgia's first four-year high school for African Americans

Landmark Name: **David C. Barrow School**

Landmark Address: 100 Pinecrest Drive

Local Designation Date: 1-8-1991

NR Designation: No

Date of Construction: 1923

Period of Significance from designation report: 1923-1940

Areas of Significance from designation report: Education

Important History, Etc.: School opened in 1923; named after the Chancellor of the University of Georgia; still in operation as a public school

Landmark Name: **Bobbin Mill Works**

Landmark Address: Milledge Circle at West Lake Drive

Local Designation Date: 3-6-1990

NR Designation: No

Date of Construction: 1947

Period of Significance from designation report: none provided

Areas of Significance from designation report: none provided

Important History, Etc.: 3.72 acres of land at the site of the former Bobbin Mill which operated in the late 1800's. The land was deeded to the Bobbin Mill Garden Club in 1947 and now serves as an arboretum and bird sanctuary. The land is not readily accessible to the public.

Landmark Name: **Bottleworks on Prince**
Landmark Address: 297 Prince Avenue
Local Designation Date: 1-2-2002
NR Designation: Yes, individual
Date of Construction: 1928 and 1940

Period of Significance from designation report: 1928-1950

Areas of Significance from designation report: Architecture, Commerce, Industry, and Invention

Important History, Etc.: Walter Sams opened the Athens Coca-Cola Bottling Plant bottling facility at this location in 1928 having been designed by John William Barnett. Frank Fowler, an employee at the plant for 57 years is credited with numerous inventions for the bottling process and other areas.

Landmark Name: **Camak House**
Landmark Address: 279 Meigs Street
Local Designation Date: 3-6-1990
NR Designation: Yes, individual
Date of Construction: prior to 1833

Period of Significance from designation report: 1800-1849

Areas of Significance from designation report: Architecture and Transportation

Important History, Etc.: First house to be built in the Prince Avenue area; James Camak was a UGA professor of mathematics, factory owner, a bank president and president of the Georgia Railroad. Historic American Building Survey documentation of structure completed in 1936.

Landmark Name: **Chase Street School**
Landmark Address: 757 North Chase Street
Local Designation Date: January 8, 1991
NR Designation: Yes, within district: Boulevard
Date of Construction: 1923

Period of Significance from designation report: 1923-1940

Areas of Significance from designation report: Education, Architecture

Important History, Etc.: Built in 1923 in Spanish Colonial Revival style with the original tile roof and some other decorative elements removed in 1986. Extensive remodeling and additions were done in 2007.

Landmark Name: **Chestnut Grove School**
Landmark Address: 610 Epps Bridge Parkway
Local Designation Date: 5/5/1998
NR Designation: Yes, individual
Date of Construction: 1896

Period of Significance from designation report: 1896

Areas of Significance from designation report: Education, Religion, Social

Important History, Etc.: The school was constructed by joint funding of the County Board of Education and local sharecroppers as the first public school for African-Americans. One of few remaining one-room schoolhouses, the building was restored in the 1970's by former students. The school board sold the property to Chestnut Grove Baptist Church in 1956.

Landmark Name: **Church-Waddell-Brumby House**
Landmark Address: 280 East Dougherty Street
Local Designation Date: February 2, 1988
NR Designation: Yes, individual
Date of Construction: 1820

Period of Significance from designation report: 1800-1849 and 1850-1899

Areas of Significance from designation report: Architecture, Education, Transportation and Local History

Important History, Etc.: Federal style house originally located on the north side of Hancock Street between Jackson Street and Thomas Street. The house, without its various additions, was moved to the present location in 1967 after demolition pressure from Urban Renewal. The home was restored in 1971 and opened in 1972 as the Welcome Center for Athens-Clarke County.

Landmark Name: **City Hall and Double-Barrel Cannon**
Landmark Address: 301 College Avenue
Local Designation Date: February 2, 1988
NR Designation: Yes, within district: Downtown
Date of Construction: 1904(City Hall)/ 1862 (cannon)
Period of Significance from designation report: 1800-1936
Areas of Significance from designation report: Architecture, Military, Politics/ Government

Important History, Etc.: City hall occupies the highest point in down-town Athens and was built in the Beaux Arts Classicism style based on the design of Augusta architect J.W. Barnett. The Double-Barrel Cannon is an important remnant of the Civil War. The cannon was designed by a local house builder and cast at the Athens Foundry and Machine Works in 1862. The design was tested but deemed unsuitable for dual firing and returned to Athens by Georgia Governor Joseph Brown. The cannon then occupied a spot near the town hall to serve as a warning signal of approaching Union troops.

Landmark Name: **Clarke County Courthouse**
Landmark Address: 325 E. Washington Street
Local Designation Date: January 8, 1991
NR Designation: Yes, within district: Downtown
Date of Construction: 1913

Period of Significance from designation report: 1913-1940
Areas of Significance from designation report: Architecture, Government/Politics

Important History, Etc.: Yellow brick building in the Beaux Arts Classicism style design by architect Anthony Ten Eyck Brown.

Reviewed under the Downtown Design Guidelines.

Landmark Name: **Clarke County Jail**
Landmark Address: 380 Meigs Street
Local Designation Date: January 8, 1991
NR Designation: Yes, individual
Date of Construction: 1876

Period of Significance from designation report: 1876-1913
Areas of Significance from designation report: Government/Politics, Architecture

Important History, Etc.: Only remaining structure from the original courthouse square that later became Athens High School. The masonry design was an early example of a fireproof design. The building was used as intended until 1913 when the new courthouse was built downtown.

Landmark Name: **(Ross) Crane House**
Landmark Address: 247 Pulaski Street
Local Designation Date: January 8, 1991
NR Designation: Yes, individual
Date of Construction: 1842

Period of Significance from designation report: 1842
Areas of Significance from designation report: Architecture
Important History, Etc.: Built by and for architect Ross Crane, who is also credited with designing several other noteworthy buildings in Athens. The house is in the Greek Revival Style and was documented by the Historic American Building Survey in 1936.

Landmark Name: **(Albin P.) Dearing House**
Landmark Address: 338 South Milledge Avenue
Local Designation Date: January 8, 1991
NR Designation: Yes, individual and district: Milledge

Date of Construction: 1856-1858
Period of Significance from designation report: 1858
Areas of Significance from designation report: architecture
Important History, Etc.: Brick structure of Greek Revival style with a full height portico. Built by A.P. Dearing, who was the son of a wealthy local textile manufacturer. Documented by the Historic American Building Survey in 1936.
Reviewed under the Milledge Avenue Design Guidelines.

Landmark Name: **Firehall No.2**
Landmark Address: 489 Prince Avenue
Local Designation Date: March 6, 1990
NR Designation: Yes, within district: Cobbham
Date of Construction: 1901

Period of Significance from designation report: 1900-1936

Areas of Significance from designation report: Architecture and Local History

Important History, Etc.: Two-story brick fire house in truncated triangular form created by intersection of Prince Avenue and Hill Street.

Landmark Name: **First AME Church**
Landmark Address: 521 North Hull Street
Local Designation Date: May 6, 1998
NR Designation: Yes, individual
Date of Construction: 1916

Period of Significance from designation report: 1916

Areas of Significance from designation report: Religion, African-American Heritage, Architecture

Important History, Etc.: English Vernacular Revival architecture with a Latin cross plan designed by Louis Hudson Persley, the first registered African-American architect in Georgia and built by R.F. Walker, the first certified African-American builder in Georgia.

Landmark Name: **F.M. Coker Building**
Landmark Address: 112 Foundry Street
Local Designation Date: October 6, 1998
NR Designation: Yes, within district: Warehouse
Date of Construction: 1890

Period of Significance from designation report: 1890

Areas of Significance from designation report: Architecture, Commerce/ Industry

Important History, Etc.: Represents Athens' late-nineteenth and early-twentieth century development in the areas of industry, agriculture, trade, and commerce. The designation includes the original two story brick building at the corner with Broad Street and a single story non contributing building of which only the rear half remains with parking at the front.

Landmark Name: **Franklin House**
Landmark Address: 464-480 East Broad Street
Local Designation Date: March 6, 1990
NR Designation: Yes, individual
Date of Construction: 1845-1860

Period of Significance from designation report: 1800-1849 and 1850-1899

Areas of Significance from designation report: Architecture and Commerce

Important History, Etc.: Constructed in two stages, the building exhibits both Federal and Greek Revival styles. Built with hotel rooms on upper floors and commercial uses on the first floor. However, Athens Hardware operated in the space from 1865 to 1972. Historic American Building Survey documentation from 1936.

Reviewed under the Downtown Design Guidelines.

Landmark Name: **Georgian Hotel**
Landmark Address: 247 E. Washington Street
Local Designation Date: January 8, 1991
NR Designation: Yes, within district: Downtown
Date of Construction: 1909

Period of Significance from designation report: 1909-1940
Areas of Significance from designation report: Architecture and Social History
Important History, Etc.: Designed by Anthony Ten Eyck Brown, the building is now primarily private dwellings.

Reviewed under the Downtown Design Guidelines.

Landmark Name: **Gospel Pilgrim Cemetery**
Landmark Address: 580 Fourth Street
Local Designation Date: February 2, 1988
NR Designation: Yes, individual
Date of Construction: 1882

Period of Significance from designation report: 1850-1899; 1900-1936, 1937-1988
Areas of Significance from designation report: Religion, Social, Local History
Important History, Etc.: Resting place for many prominent African-Americans in Athens' history. The cemetery was associated with the Gospel Pilgrim Lodge, a membership insurance program in which members paid a weekly fee to be guaranteed a big funeral upon passing. Restoration efforts, which began in 1986, continue.

Landmark Name: **(James L.) Hamilton House**
Landmark Address: 150 South Milledge Avenue
Local Designation Date: March 6, 1990
NR Designation: Yes, individual and district: Milledge
Date of Construction: between 1856 and 1861

Period of Significance from designation report: 1856-1861
Areas of Significance from designation report: Architecture and Community Planning
Important History, Etc.: Designed by architect Ross Crane, the structure has influences of the Federal, Greek Revival, and Italianate styles with the cast iron porch and balustrade.

Reviewed under the Milledge Avenue Design Guidelines.

Landmark Name: **Hamilton-Williams House**
Landmark Address: 224 South Milledge Avenue
Local Designation Date: May 5, 1998
NR Designation: Yes, within district: Milledge
Date of Construction: 1904

Period of Significance from designation report: 1904
Areas of Significance from designation report: Architecture and Community Planning
Important History, Etc.: Representative of early twentieth century development along Milledge Avenue, the structure was built in the Colonial Revival style.

Reviewed under the Milledge Avenue Design Guidelines.

Landmark Name: **Hiram House**
Landmark Address: 635 West Hancock Avenue
Local Designation Date: May 5, 1998
NR Designation: Yes, within district: Reese Street
Date of Construction: 1910

Period of Significance from designation report: 1900-1930
Areas of Significance from designation report: African-American Heritage, Health/Medicine, Architecture, and Community Planning/ Development
Important History, Etc.: Home of Dr. Ida Mae Hiram, the first female African-American Dentist in Georgia from 1918 until her death around 1979.

Landmark Name: **Hodgson House**
Landmark Address: 126 South Milledge Avenue
Local Designation Date: January 8, 1991
NR Designation: Yes, within district: Milledge
Date of Construction: 1910

Period of Significance from designation report: 1910
Areas of Significance from designation report: Architecture
Important History, Etc.: Craftsman style dwelling with green pantile tile roof as a distinctive feature.
Reviewed under the Milledge Avenue Design Guidelines.

Landmark Name: **Homewood**
Landmark Address: 255 Milledge Heights
Local Designation Date: February 2, 1988
NR Designation: No
Date of Construction: 1830

Period of Significance from designation report: 1830

Areas of Significance from designation report: Architecture, Community Planning, Education, and Local History

Important History, Etc.: Built by then UGA President Alonzo Church as a summer residence. The home served as a hospital and morgue during the Civil War prior to the surrounding land being subdivided into neighborhoods.

Landmark Name: **Hoyt Street Station**
Landmark Address: 135 Hoyt Street
Local Designation Date: November 1, 1988
NR Designation: No
Date of Construction: freight warehouse 1875, passenger depot 1909

Period of Significance from designation report: 1875-1909

Areas of Significance from designation report: Architecture and Commerce

Important History, Etc.: Freight warehouse constructed by the North East Railroad Company with the passenger depot added in 1909 after the passenger line was established. The passenger line stopped service in the 1930s, however the warehouse continued to operate until 1956.

Landmark Name: **Lehmann-Bancroft House**
Landmark Address: 392 S. Pope Street
Local Designation Date: February 6, 2018
NR Designation: Yes, within district (Dearing Street)
Date of Construction: 1834

Period of Significance from designation report: 1832-1920
Areas of Significance from designation report: Architecture
Important History, Etc.: Thought to be the oldest Greek Revival home in Athens. Became part of the Tanyard Condominium Development in the 1980s.

Landmark Name: **McNutt Creek Battlesite** (a.k.a. Barber Creek)
Landmark Address: 190 Puritan Lane
Local Designation Date: July 6, 1999
NR Designation: No
Date of Construction: 1864

Period of Significance from designation report: 1864
Areas of Significance from designation report: Military History
Important History, Etc.: The site includes battery emplacements and infantry trenches remaining from the Civil War. Specifically, the site was involved in a raid in the summer of 1864.

Landmark Name: **Morton Building**
Landmark Address: 195 West Washington Street
Local Designation Date: February 2, 1988
NR Designation: Yes, individual
Date of Construction: 1910

Period of Significance from designation report: 1900-1936, 1937-1988

Areas of Significance from designation report: Architecture, Commerce, Theater, and Local History

Important History, Etc.: Four story brick building at the core of what was once the center of downtown African-American businesses in an area known as Hot Corner. It was built by M. B. "Pink" Morton, a successful businessman. The building included not only a theater but professional office space in which many prominent African-American professionals worked.

Landmark Name: **Newton House**
Landmark Address: 892 Prince Avenue
Local Designation Date: May 5, 1998
NR Designation: Yes, individual
Date of Construction: 1897

Period of Significance from designation report: 1897-1951

Areas of Significance from designation report: Architecture and Women's History

Important History, Etc.: Queen Anne Style and association with Catherine Newton, the second female faculty member at the University of Georgia.

Landmark Name: **Phinizy-Segrest House**
Landmark Address: 250 South Milledge Avenue
Local Designation Date: January 8, 1991
NR Designation: Yes, within district: Milledge
Date of Construction: 1858

Period of Significance from designation report: 1857
Areas of Significance from designation report: Architecture
Important History, Etc.: Built by Thomas N. Hamilton in the Greek Revival Style and renovated with elaborate Victorian details around 1890 by Mrs. Ferdinand Phinizy.

Reviewed under the Milledge Avenue Design Guidelines.

Landmark Name: **Presbyterian Manse** (a.k.a. Albon Chase House)
Landmark Address: 185 N. Hull Street
Local Designation Date: February 2, 1988
NR Designation: Yes, individual
Date of Construction: 1840-1841

Period of Significance from designation report: 1800-1849
Areas of Significance from designation report: Architecture, Communications, History
Important History, Etc.: Built by local newspaper owner and editor, Albon Chase, and used as the manse to the First Presbyterian Church on Hancock Avenue from 1888 to 1906. Noteworthy simplicity of classical design.

Landmark Name: **Scudder-Lewis House**
Landmark Address: 490 South Milledge Avenue
Local Designation Date: December 6, 1994
NR Designation: Yes, within district: Milledge
Date of Construction: pre-1892

Period of Significance from designation report: 1892
Areas of Significance from designation report: Architecture
Important History, Etc.: Major additions and renovations in 1892 converted a one and a half room cottage into a two-story Queen Anne home with a diamond motif. Also includes a historic accessory structure.

Reviewed under the Milledge Avenue Design Guidelines.

Landmark Name: **Susan Building**
Landmark Address: 1127 West Hancock Avenue
Local Designation Date: February 2. 1988
NR Designation: Yes, within district: W. Hancock
Date of Construction: 1946

Period of Significance from designation report: 1946
Areas of Significance from designation report: Science and Social
Important History, Etc.: Built as Athens' first African-American maternity hospital. The facility founder, Dr. Andrew Jones, named the building after his grandmother.

Landmark Name: **Taylor-Grady House**
Landmark Address: 634 Prince Avenue
Local Designation Date: February 2, 1988
NR Designation: Yes, **landmark**
Date of Construction: about 1845

Period of Significance from designation report: 1850-1899

Areas of Significance from designation report: Communications and Politics/ Government

Important History, Etc.: Greek Revival structure with several historic accessory buildings. The property is associated with Henry Grady who is remembered for his role in reconciliation between the North and South after the close of the Civil War and as a journalist. Historic American Building Survey documentation from 1936.

Landmark Name: (Stevens) **Thomas House**
Landmark Address: 347 West Hancock Avenue
Local Designation Date: January 8, 1991
NR Designation: Yes, individual
Date of Construction: 1849

Period of Significance from designation report: 1849-1980

Areas of Significance from designation report: Architecture and Social History

Important History, Etc.: Greek Revival structure designed by Ross Crane. Originally faced Pulaski Street but was relocated around 1911 to allow for construction of the YWCO. A servants' house was also relocated at this same time. Historic American Building Survey documentation from 1936.

Landmark Name: **Thomas-Carithers House**
Landmark Address: 530 South Milledge Avenue
Local Designation Date: January 8, 1991
NR Designation: Yes, individual
Date of Construction: 1896

Period of Significance from designation report: 1896

Areas of Significance from designation report: Architecture

Important History, Etc.: Beaux Arts Classicism style dwelling built by and for William Winstead Thomas, a local civil engineer, architect, and businessman. Historic American Building Survey documentation from 1936.

Reviewed under the Milledge Avenue Design Guidelines.

Landmark Name: **The Tree That Owns Itself**
Landmark Address: Dearing and Finley Streets
Local Designation Date: February 2, 1988
NR Designation: Yes, within district: Dearing Street
Date of Construction: unknown

Period of Significance from designation report: 1800-1988

Areas of Significance from designation report: Agriculture and Local History

Important History, Etc.: Large oak tree within the intersection is the subject of a legend that professor William Jackson deeded the tree the land on which it grew. There is no evidence to the truth of the legend that first gained popularity in the 1890's.

Landmark Name: **Upson House**
Landmark Address: 1022 Prince Avenue
Local Designation Date: November 1, 1988
NR Designation: Yes, individual
Date of Construction: 1847

Period of Significance from designation report: 1847-1885

Areas of Significance from designation report: Architecture and Local History

Important History, Etc.: Greek Revival style dwelling built for Dr. Marcus A. Franklin and later home to Stephen Upson after his retirement from the Georgia Supreme Court in 1885. Historic American Building Survey documentation from 1934.

Landmark Name: **Ware-Lyndon House**
Landmark Address: 293 Hoyt Street
Local Designation Date: February 2, 1988
NR Designation: Yes, individual
Date of Construction: 1850

Period of Significance from designation report: 1850

Areas of Significance from designation report: Community Planning, Conservation, and Local History

Important History, Etc.: Greek Revival style building with Italianate style influences was built as a home for prominent local physician Edward R. Ware and later home to a local druggist and millwork company. Purchased by the City of Athens in 1939 for recreational purposes, the property has continued to be developed as the Lyndon House Arts Center with additional structures and recreation fields.

Landmark Name: **Whitehall Mill** (Athens Factory)
Landmark Address: 585 White Circle
Local Designation Date: August 2, 2002
NR Designation: Yes, individual
Date of Construction: 1893

Period of Significance from designation report: 1829-1988

Areas of Significance from designation report: Archeology, Architecture, Engineering, Exploration/Settlement and Industry

Important History, Etc.: The oldest of the remaining mill buildings dates to 1893 with the property first used for a textile mill in 1829. The industrial use of the area allowed the area to gain population with the town of Whitehall incorporated in 1891.

Landmark Name: **Dearing-Wilkins House**
Landmark Address: 387 South Milledge Avenue
Local Designation Date: January 8, 1991
NR Designation: Yes, within district: Milledge
Date of Construction: 1860

Period of Significance from designation report: 1860

Areas of Significance from designation report: Architecture

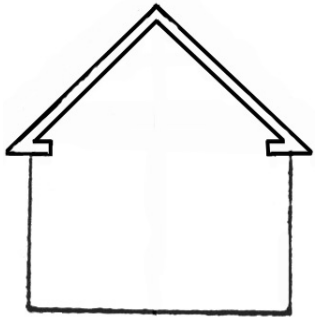
Important History, Etc.: Greek Revival structure originally built as a home for Alfred L. Dearing and later owned by John Julian Wilkins, a prominent banker. This was the first National Register listed property in Athens.

Reviewed under the Milledge Avenue Design Guidelines.

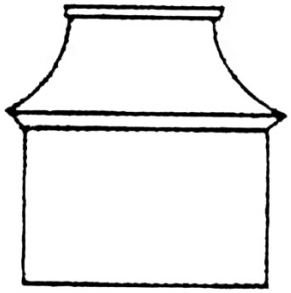
Roofs are essential to the preservation of a structure. Roofs not only provide protection to a building's components and interior, they are a character defining feature through their shape, slope, material, and details such as cresting, chimneys, eaves, and dormers. Maintaining the character of the roof and its defining features is important to the preservation of the structure's historic integrity.

3a.1 Roof Shape

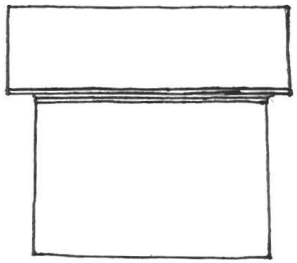
The roofs found in the historic districts of Athens-Clarke County are primarily of the gable, hipped, or flat varieties or some combination of these. However, limited use of mansard, gambrel and other roof types are seen in a few examples. These shapes may be a key feature in the style of the architecture, building type, or age of construction and should be maintained without alteration in many instances. The visibility, character and historic integrity will determine the appropriateness of an alteration to roof shape.



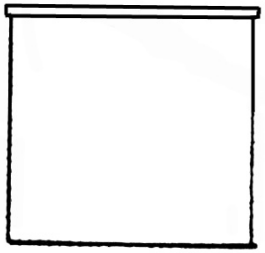
Front Gable



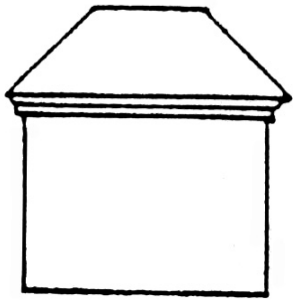
Mansard



Side Gable



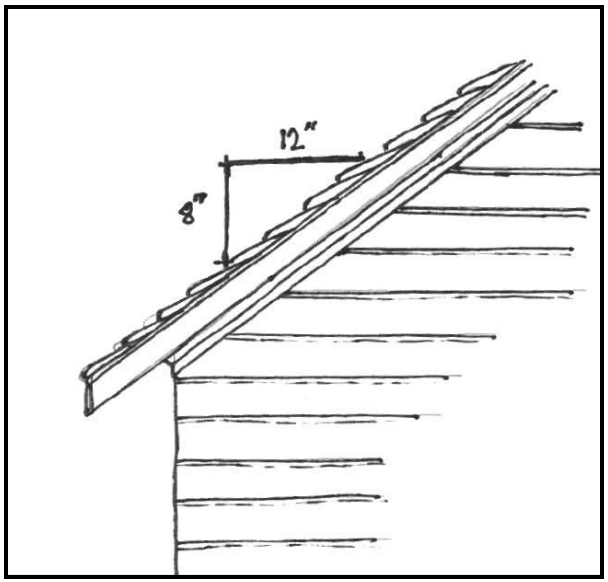
Flat



Hip

3a.2 Roof Slope

The slope, or pitch, of a roof can be a factor of the architectural style or of the region where the structure is located. For instance, Queen Anne style buildings often have very steep roof slopes, whereas craftsman style buildings often have much lower slopes. Roofs in regions prone to a lot of snow accumulation have much steeper roofs than those in areas without much precipitation resulting in regional slope differences. Typical Athens-Clarke County structures have moderate roof slopes.



The slope of a roof is usually presented as a rise over a run or the number of inches it rises for each horizontal foot. This may be expressed as 4:12, 4/12, or similarly on drawn plans.

The slope of a roof can be an important indicator of a building's style, type, and age of construction. The slope of a roof should be maintained without alteration on contributing properties and other properties where it is a character defining feature. The visibility, character and historic integrity will determine the appropriateness of an alteration to roof shape.

This is an example of low roof pitch. Low pitched roofs are common to Craftsman and Greek Revival styles of architecture, among others.

This is an example of a steep roof pitch. Steeply pitched roofs are common to the Queen Anne style of architecture among others.

3a.3 Roof Material

Roofing materials most common in the historic districts of Athens-Clarke County today are primarily asphalt shingles and standing seam metal. However, other materials that can be found include 5V metal, pressed metal shingles, slate shingles, and clay tiles. Metal, tar, or rubberized roofing can be found on flat roofs. Wood shingles were very common as the primary roofing material when the remaining historic structures were constructed. However, they are rarely used today. Metal roofing over secondary porch roofs is common both historically and today. Each of these materials has a variety of pros and cons to its use; however, the deciding factor in the appropriateness of a material is its relationship with the original and current roofing material.

Asphalt and architectural shingles are the most common roofing materials used today.

These pressed metal shingles are a distinct feature of this house. While increasingly rare, they were once much more common.

Maintaining the character of the original or existing material is an important aspect of preserving a structure's character. Therefore, when replacing a roof, utilizing that same type of material is always the most appropriate choice. If the original material is not available, the closest material in regard to visual appearance should be used taking into account scale, texture, size and finish.

It is generally not appropriate to replace a roof with a new material as this always changes the character of the structure. An exception to this is when evidence exists showing the structure originally had a different roofing material that is to be restored to the structure.

Green Tip

When replacing a shingle roof, consider the color of the new roof. Lighter colors can reflect more light– energy savings that can really pay off on your cooling bill.

Metal roofs have become increasingly popular. However, they are not all the same. When choosing a product, look at the height of the seams, the spacing of the seams, the ridges, the finish, and the fasteners. These factors contribute to the character of the metal roofing and its appropriateness for a property.

3a.4 Overhangs, Eaves And Cornices

Eaves and overhangs enable a roof to provide shade to the structure, allow for ventilation, and reinforce the massing of the structure. The depth of the eaves or overhangs as well as the details of the cornice can be a defining feature of many styles of architecture.

Attention to eaves and overhangs is important when designing compatible additions, accessory structures, or other types of construction. The alteration of a roof to add an overhang where one was not originally designed is usually inappropriate. Such a change to a non-contributing property will be reviewed to ensure the change does not negatively affect the district. Such a change should not lead to confusion about a structure's age or draw undue attention by conflicting with the other architectural details.

Whether simple or highly decorative, the cornice is the uppermost section of molding along the top of a wall or just below a roof. The level of detail, width, and depth of the cornice can all be character defining features to a structure and should be maintained on all contributing and most non-contributing properties. The addition or alteration of a cornice beyond returning a structure to a documented former condition is considered inappropriate for these structures. For some non-contributing structures, adding or altering a cornice might be considered appropriate if the change allows the property to become better visually aligned with the other structures in the district. In all cases of change, the design should avoid confusing the new changes with the historic, original architectural details.

3a.5 Chimneys

While fireplaces are seldom used as the primary means of heating structures today, chimneys are an important reminder of the past and should therefore be preserved, regardless of their functionality. Chimneys can also be important keys when determining a building type or age of construction.

Maintaining the structural integrity of masonry chimneys is important and proper re-pointing techniques should be followed. The use of a trained professional is recommended. The application of stucco or otherwise coating a chimney that was not coated historically is considered inappropriate.

When constructing a new chimney with additions or new construction, the traditional chimney form with brick or stucco masonry exterior that extends to the ground is most appropriate. Non-masonry chimneys and chimneys that do not extend to the ground are inappropriate.

Both decorative and simple chimneys can tell you a lot about the style and age of a structure. Removal of sound chimneys is, therefore, inappropriate.

3a.6 Cresting and Finials

Cresting is an architectural detail, often made of metal, which runs along the peak of a roof, or was used to define a widow's walk, cupola, or other architectural feature. Finials are most commonly seen as either the end pieces of cresting or as the cap to a spire or tower roof. Maintaining or restoring cresting or finials where evidence exists to their original use is considered appropriate and desirable. The introduction of these features without evidence to their original use is inappropriate.

3a.7 Gutters

Gutters direct the water running off of a roof to an appropriate area on the ground for drainage, preventing the water from damaging the structure. However, in order for gutters to function effectively, they must be maintained and kept free of debris.

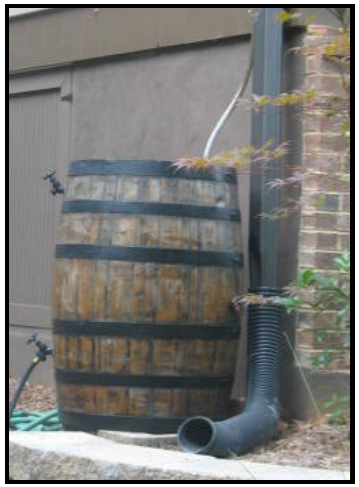
When adding gutters to a structure, consider the material, shape, and placement of both the gutter and downspouts. New gutters and downspouts should blend in with the architecture and avoid interrupting the lines and details of the character defining features.

It is not appropriate to remove or cover integral or built-in gutters. These are character defining features of some historic structures and should be maintained.

The use of cisterns, rain barrels, and similar devices to contain water on site for re-use is encouraged. Placement of these containers at secondary elevations is recommended.

A downspout extends from an attached gutter.

A downspout extends from a built-in gutter.



Green Tip

Rain barrels, cisterns and similar devices to collect roof water on site for re-use are encouraged for secondary elevations. This water is an excellent way to irrigate vegetation not meant for consumption, which both saves on your water bill and conserves water.

3a.8 Dormers

Dormers are used to provide light and interior spaces at the attic level of structures. Dormers are important character defining features to several architectural styles and types and should not be added to or removed from primary facades.

Dormers typically incorporate the same siding and roofing materials of the main structure and complement its scale and massing. When new dormers are proposed for a structure, they should be located on secondary elevations that are less visible to the public rights-of-way. New dormer designs should consider the scale, massing, and materials most appropriate to the features of the structure. Some structures may not lend themselves to the addition of dormers as well as others.

New dormers should not alter the symmetrical character of a property or its architectural style by introducing elements not already found on the structure. New dormers should utilize a simplification of design or similar modification rather than replicating the existing design details to let the new dormers be visibly of their own time and not confused as historic elements.

Matching dormers maintain the symmetry of this historic structure.

The light division pattern of the dormer windows in this example is consistent throughout the house.

While this dormer addition manages to maintain the symmetry and has consistent window placement and style, the scale, the roof form of the massing, and the materials do not relate to the original structure.

3a.9 Skylights and Solar Collectors

Skylights and solar collectors are both modern features that would not have been found on historic architecture. Therefore, their use should be limited to secondary facades that are less visible from streets. The materials should be such that reflected light does not draw unnecessary attention to the device. The profile of the device should be as minimal as possible, preserving the character of the roof.

It is understood and expected that as the solar industry changes, new and different technology will arise. In such cases an applicant needs to submit materials explaining the technology and how it complies with the intent of the design guidelines to ensure the character of the historic structure or area is affected as little as possible.

Any associated exterior change, such as the pipes that sometimes need to run along a roof and/or exterior wall, should be fully explained and indicated on the Certificate of Appropriateness application. These changes would need to be situated to minimize the impact on the structure and avoid detracting from character defining features.

These skylights are on secondary elevations and designed to have minimal visibility from the street.

Maintenance Not Needing Review

Replacing an existing roof in-kind, with no change in the material, shape, slope or other details;
Repair of eaves, overhang, or cornice with no change in design or material and no wholesale replacement;
Repointing of masonry chimneys;
Repair or cleaning of damaged cresting, finials, or gutters;
Repair of existing dormers, skylights, or solar collectors.

Work Potentially for Staff Level Review

Returning a roof or roof feature to a documented former condition;
Modification of a non-primary roof form (shape and/or pitch) when the roof is non-historic and not publicly visible;
Use of traditional standing seam roofing or 5v metal roofing at a secondary roofline over a porch.
In-kind rebuilding of an existing chimney found to be deteriorated beyond repair by a masonry professional;
Installation of gutters and downspouts;
Installation of skylights or solar collectors on elevations not facing a public street.

Work Requiring Review at a Public Hearing

Roofing change involving an undocumented change in material, shape, or slope not allowed above, including the use of exposed fastener metal roofing products.

Addition of a new chimney or removal of an existing chimney without an in-kind replacement;

Addition of dormers to any side of a building or skylights or solar collectors to highly visible or street facing elevations.

Windows are an important part of every structure. Their value extends beyond the ability to admit light and provide emergency egress. Windows can speak to the style of a building. Windows can impart a rhythm through their placement. Windows can relate the interior function of a building part, such as a stairwell or bath, by changes in size or placement from the rest of a structure.

Windows in the historic districts of Athens-Clarke County are primarily vertical in their shape and double-hung sash in type; however, other shapes and types of windows can be found as well. Windows and their associated trim and details are character defining features. Original windows should be preserved on existing structures, and windows on new construction should be designed to complement the historic examples nearby.

3b.1 Types of Windows

The most common window type in the historic districts in Athens-Clarke County is the double-hung sash. This means that the window is composed of two sashes, one located above the other and each on a separate plane so that each can be raised and lowered to admit fresh air. Many of the new windows available these days have the same appearance but are actually single-hung sash which means that only the bottom sash can be raised and lowered and the top sash is stationary. As the single and double- hung windows are identical in exterior appearance, there is generally no need to distinguish between these two similar window types during review.

Another window type common to this area is the casement window. A casement window uses hinges to swing open to one side. A closed casement window looks very much like a fixed window that does not open at all. Large fixed windows are often referred to as picture windows. Jalousie windows are occasionally found in this area and involve the use of slats that can be opened or closed together by turning a crank.

Paired double-hung windows

Picture window between two single-hung windows

Paired casement windows

Jalousie window

Green Tip

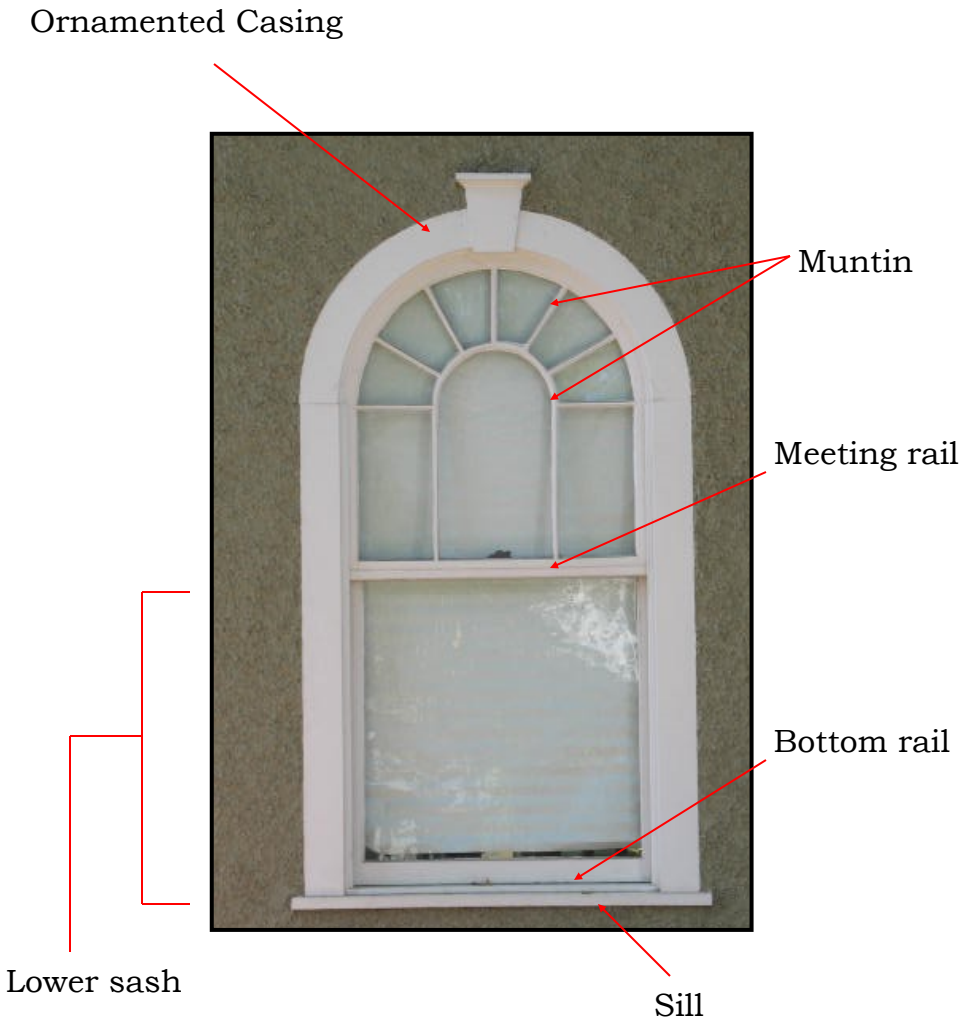
Studies have shown that windows only account for 10-15% of a structure's energy loss. The most gains in efficiency come from properly insulating attics and walls.

3b.2 Parts of a Window

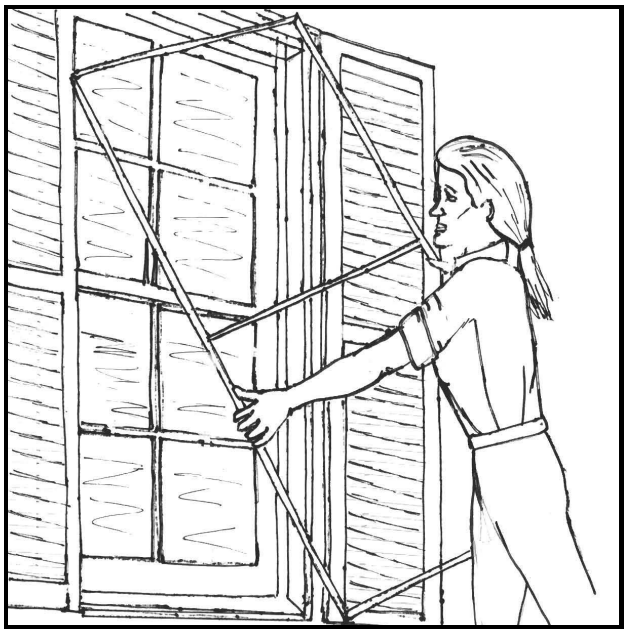
Understanding windows and how their various parts come together can be advantageous when maintaining and repairing windows, when contemplating window replacement, and in appreciating the level of craftsmanship put into historic windows.

Each sash is composed of a top rail, a bottom rail, and a stile at each side. This makes the frame in which either a single piece of glass would be placed or in which the area could be divided up into several smaller panes. The material used to divide the glass panes is called a muntin. Each of these panes is referred to as a "light"; therefore, "light configuration" means the way those lights are patterned. The light configuration is often spoken of as being the number of divisions of the top sash over the number of divisions of the bottom sash, such as three over one (3/1) or six over six (6/6). Sometimes a sash is divided up with much more detail, such as into a series of diamonds. This is referred to as tracery.

The other parts of the window into which the sash is placed include the jambs, which frame the depth of the window opening, the casing or exterior trim framing the jambs, a sill composed of a stool and apron, and possibly a header or window hood above the top framing.



3b.3 Storm Windows and Screens



Many of the windows in the historic districts of Athens-Clarke County have seen the addition of screens or storm windows. Screens are often used to allow a window to be opened for fresh air indoors without letting in bugs. Screens are typically the full size of the window for those windows where both sashes open but only at the bottom sash for single-hung windows or those used as such. While screen density should be such that the window remains visible, it is most appropriate to not use screens beyond the sash to be opened.

Storm windows are used to combat some of the effects of nature on the structure, such as driving rain, drafts, and sometimes even noise pollution and UV light effects to interior furnishings. Storm windows come in both interior and exterior applications. Interior applications are most appropriate for historic structures as they allow the historic window to be fully visible on the exterior. Storm windows involve the use of tempered glass or various clear plastics within a framing of wood or metal. The frames are then attached over the existing window. The frames are designed to cover only the rails and stiles of the window and not to disrupt the glazing. It must be noted that while energy efficiency gains can be realized with the introduction of storm windows, it remains important to properly maintain, seal, and caulk the existing window sys-

These windows have screens on lower sash only as that is usually the only sash opened.

Green Tip

Storm windows added to the interior or exterior of original wood windows that are properly caulked and glazed can approximate the energy efficiency of double-glazed replacement windows with much less expense.

3b.4 Security Bars

Security bars are not often used in Athens-Clarke County, but a few examples can be found. While the use of an alarm system can provide security without altering the exterior of a structure and would be preferred, security bars are not prohibited. However, they often portray a negative image of crime that detracts from the historic character of the area and should, therefore, only be considered where other options have been unsuccessful. The bars should be limited to less visible secondary elevations since this not only maintains the most visible elevations intact, but the less visible locations are most likely to be targeted by criminals. The bars should not extend beyond the lower sash and should not introduce any pattern not existing on the sash it protects.

3b.5 Awnings

Awnings are used to provide shade or protective covering at a door or window opening. Awnings are rarely original to a structure; however, they may be a historic addition. Historic awnings should be repaired rather than replaced. If new awnings are to be introduced to a structure, they need to be carefully designed. The awnings should not obstruct the view of the opening it is to shield. The awning should be of a shape and size to correspond with the opening it is to shield. The awnings should be of an appropriate material, such as weather resistant canvas. Aluminum and similar material awnings are not considered appropriate. When adding an awning to a residential structure that has been converted for non-residential use, it is important that the structure retain the residential character; therefore, commercial style awnings, including those with signage, may not be deemed appropriate.

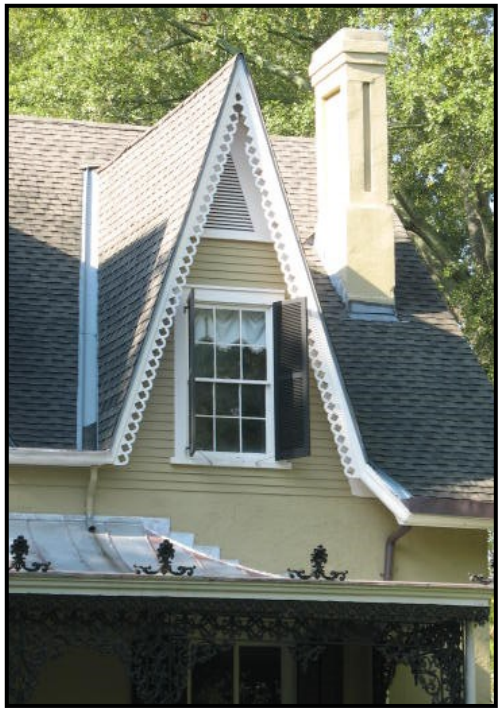
3b.6 Shutters

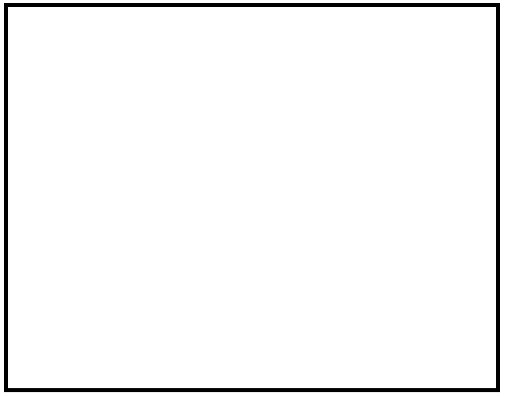
Shutters originally were used much as storm windows and screens are today. Shutters were typically closed during a storm to protect the window from drafts and driving rain. The shutters could be drawn in summer to allow air flow without adding the heat of light.

These uses for shutters are still possible today, and the use of operable shutters is encouraged. Original shutters should be maintained and repaired, rather than replaced, whenever possible. Replacement shutters and those for new construction should follow the same sizing and placement as operable shutters even if non-operable shutters are used. Shutters should not be added to historic structures without evidence of their original use.

Wood is the ideal material for shutters as it allows for the maintenance and selective replacement when necessary rather than the total replacement that is often needed when a plastic or aluminum shutter is damaged. However, these materials are not prohibited provided the shutter has a painted finish.

Shutters with cut-out details and other embellishments are rarely suited to the architecture of Athens and should be avoided.





Both windows have appropriately sized shutters. In the top photo the shutters are operable, while tin he bottom photo the shutters are merely designed to appear so.

When properly maintained most historic windows will last indefinitely. Repairing of deteriorated windows is almost always possible and the most appropriate action. Carpenters knowledgeable in window repair are able to assess a window's condition and repair the deteriorated parts with like materials.

Many people are concerned about energy efficiency and its impact on their finances and the environment. However, energy efficiency is often misrepresented by those selling replacement windows. Windows do not account for the bulk of energy loss in structures. This is especially true when windows are well maintained with regular caulk and glazing. Comparing the minimal gain in efficiency with the high price and lower life-span of replacement windows, they rarely make financial sense. Several power providers in the area offer energy audit services that can make a detailed evaluation of a property and report where the most gains in efficiency can be found.

Green Tip

When considering window replacement, don't forget to calculate the embodied energy loss and loss of landfill space when existing windows are discarded. These losses are environmentally significant and often successfully mitigated by repairing the existing windows and incorporating storm windows.

For those rare instances when a window is found to be deteriorated beyond repair, it is important that the replacement window is carefully chosen. Replacement windows should match the original window in size, shape, type, materials and light division. The light division should maintain a true divided light through the use of muntins rather than a grid embedded between two pieces of glass or snapped in. The use of an applied exterior grid in lieu of true divided lights for replacement windows will be considered on a case by case basis.

While additions and new construction should include windows that thoughtfully correspond with the originals or the historic windows in the area, these applications allow for more options than replacement windows.

With most historic structures there is a rhythm to the placement of the door and window openings. This rhythm stems from regular or patterned placement of openings. Windows maintain a common head height and windows typically align vertically on different stories. Along with the rhythm, the placement and size of windows creates a solid to void ratio based on the amount of openings (voids) in relationship to the amount of opaque wall siding (solids). Historic structures tend to have openings on every side of a structure- often aligned with one another to create cooling air flow during hot summer months. While modern air conditioning has largely ended our dependence on architecture for cooling, the placement of windows should respect the aesthetic of the past by avoiding large expanses without openings and maintaining a standard window size wherever possible.

Because the rhythm, solid-to-void ratio, and the windows themselves are often character defining features on contributing structures, modifications to the window openings is discouraged on the historic portions of the property. Changes to openings on non-historic additions or non-contributing properties should be designed to respond to the historic properties precedent for additions or the nearby historic character for non-contributing properties. While the use of a faux shuttered window can occasionally succeed in maintaining the rhythm and solid to void ratio, the use of true windows is most appropriate.

The image on the left shows a side elevation with a large expanse of wall without windows or other details. The image on the right shows the same elevation if several additional windows were added.

The right example shows a 5 part rhythm on a front façade, while the left example shows a 3 part rhythm on a side elevation.

Maintenance Not Needing Review

Repair of window parts or features that are deteriorated or damaged with like materials and design.

Work Potentially for Staff Level Review

Replacement of individual windows with new windows of identical size, design, and materials, including trim, when the window is documented to be deteriorated beyond repair;

Replacement of windows within existing openings on any elevation of non-contributing properties.

Modification to window openings on non-historic, non-primary elevations only including introduction of new openings, removal of openings, or changes in design, material, size, trim details, etc.

Installation of storm windows or screens made of wood or painted metal;

Addition or removal of a window to return the property to a known and documented previous condition;

Work Requiring Review at a Public Hearing

Repair or replacement of windows with changes in design, material, size, trim details, etc. at a location visible from a public street or on a historic wall.

Addition or removal of windows when not returning the design to a previously known status, or when the historic window design is not known;

Addition of security bars or shutters where not known to have previously existed.

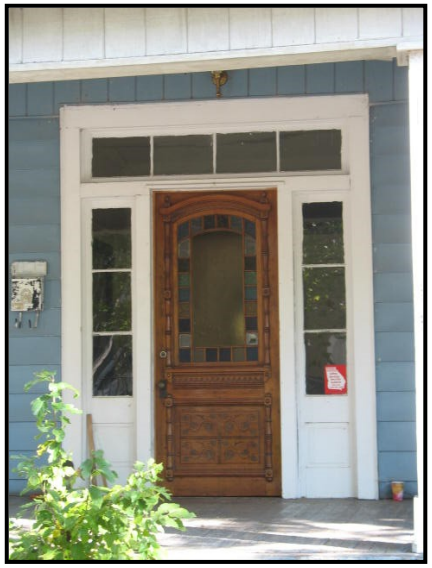
The doors and surrounding components that make up an entrance, primary and secondary, are considered contributing elements to the character of structures. Main entrances of structures in Athens-Clarke County historic districts include a variety of components aiming to not just simply allow access but to draw the eye and further the architecture of the structure, whether simple or elaborate. Secondary entrances rarely have the same level of detail as a main entrance and are usually much simplified versions.

3C.1 Parts of an Entrance

An endless amount of variation is seen in entrances using the same basic components with differing details and degrees of elaboration. The main components include a door, transom, sidelights, and surrounds. The original doors remaining in the Athens-Clarke County historic districts are predominately wood. Some doors are painted while others are stained. Some doors have glass panes. Some have wood panels. Some have both.

Some doors have a transom window above them. In some doors the transom extends over sidelights as well.

The variation in the door configurations found in the historic districts of Athens-Clarke County speaks to the variety of architecture and degrees of ornamentation found. The variation and the configuration of the many entrances are contributing features to the districts and the properties and should be maintained.



Stained wood door with stained glass glazing, sidelights, and transom.

Arched wooden door with arched wooden screen door.

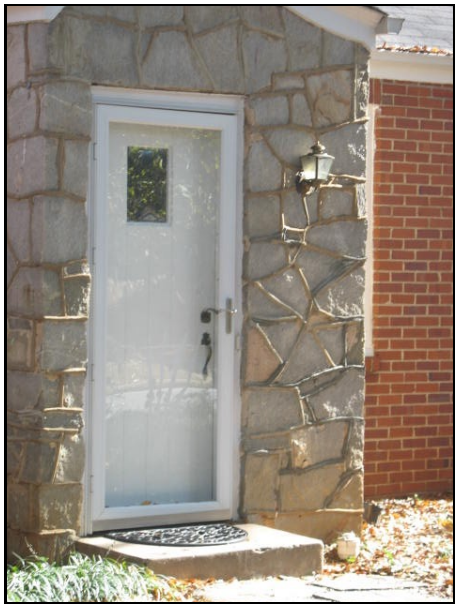
Arched transom over double wood door with half glazing and double wood screen doors.

3c.2 Screen, Storm, and Security Doors

As with windows, property owners may desire alterations to the typical door opening in the form of screen doors, storm doors or security doors. All of these products can be appropriate provided the materials correspond well with those of the original door features and that the design is such that those features remain visible.

For instance, a screen door might have a wood frame painted to match the door and use screening with a density that allows the glazing or panels of the door to remain visible. Screen and storm doors should match the finish of the true doors.

Security doors are relatively rare as many of those available include designs and materials that do not complement the character of the original door or block its view. Therefore, security doors will be considered for secondary elevation entrances on a case by case basis.



Both the stained wood screen door and the painted metal storm door above are designed to obscure as little of the front doors as possible.

In those rare instances when an original door has deteriorated beyond repair or a new door is desired to replace an unoriginal and inappropriate door, new replacement doors may be needed. When choosing a replacement it is important to base the decision on information gleaned from the house. For instance, the opening size should be maintained. Sidelights and transoms should not be added unless there is documentation to their previous use at that entry. The details of the door design and style should be consistent with the type of architecture involved and the level of detail found. For instance, a highly ornate Queen Anne house might be better suited to a door with carvings or stained glass panels than a simple vernacular shot-gun house. However, all main entrances should have some level of detail through simple glazing, paneling, etc. Solid, flush doors are not characteristic of residential spaces or highly visible commercial entrances. Wood doors are usually the most appropriate; however, other materials will be considered on a case-by-case basis.

Changing an existing main entrance on a non-contributing property or on a non-historic and non-primary wall can be successfully undertaken with consideration of the size, style, materials, and the rhythm and solid-to-void ratio discussed in Section 3b.8. The design of the structure is the basis for the choice for contributing properties and the area precedent for non-contributing. The formality of the architecture and its level of ornament will place limitations on what kind of door would be appropriate. Wood doors are recommended; however, non-historic buildings do allow more flexibility for other materials.

Maintenance Not Needing Review

Repair of parts of entrance features with like materials and design due to damage or deterioration. Examples include the in-kind replacement of a glass in a door after it breaks or replacement of torn screen on a screen door.

Work Potentially for Staff Level Review

Replacement of entrance features of identical size, design, and materials including trim when the entrance feature is documented to be deteriorated or damaged beyond repair;

Installation of storm doors or screen doors on secondary elevation entrances when made of wood or painted metal;

Addition or removal of an entrance to return the property to a known and documented previous condition;

New entrance addition or repair or replacement of an entrance or entrance features with changes in design, material, size, trim details, etc. at a location not visible from a public street and on a non-historic wall.

Modification of a main entrance on a non-contributing property.

Work Requiring Review at a Public Hearing

New entrance addition or repair or replacement of an entrance or entrance feature with changes in design, material, size, trim details, etc. at a location visible from a public street or on a historic wall;

Addition or removal of an entrance other than returning the property to a previously known historic design;

Addition of a security door.

Porches are major character-defining features of historic residences. Porches function as additional living space for residences, as well as providing an area for community interaction. Porches can also make economic sense because the shade provided by a porch may greatly reduce energy bills. House styles often include unique configurations and design elements as a part of the porch. Historically, residential porches in their many forms (stoops, porticos, terraces, entrance courtyards, *porte-cocheres*, patios, or verandas) served a variety of functions. They provided a sheltered outdoor living space in the days before reliable climate controls, they defined a semi-public area to help mediate between the public street areas and the private area within the home, and they provided an architectural focus to help define entryways and allowed for the development of architectural detail.

3d.1 Types of Porches

Porch types are usually defined by their width in relationship to the main massing of the structure. For instance, a porch could be full-width or partial -width. When a porch is within the main house massing it is described as recessed. The location of the porch, its roof type, and its use of screening or other enclosures can be added for a more descriptive porch type. Examples include a full-width open front porch that wraps to a partial width side porch or a shed-roofed, partial-width, rear screened porch.

Some types of porches are defined by their use. The porte cochere is a covered drive-through often located on a side elevation. A stoop can be either covered or without a roof and is of a size limited to the width of the entry with just enough space to allow entry. A portico is a covered walkway that often connects structures.

Porte Cochere

Side Porch

Open Front Porch

Covered Stoop

3d.2 Elements of the Porch

The porch is usually made up of certain components such as a roof, columns or other roof supports, a flooring system, railings, and steps. The roof types are most often shed-style, gabled, or hipped.

Columns have a wide degree of variations, from classical columns with decorative capitols at the top and possibly fluted column shafts to simple, unadorned 6" square posts. Columns can extend the full length from roof to flooring or can rest on piers.

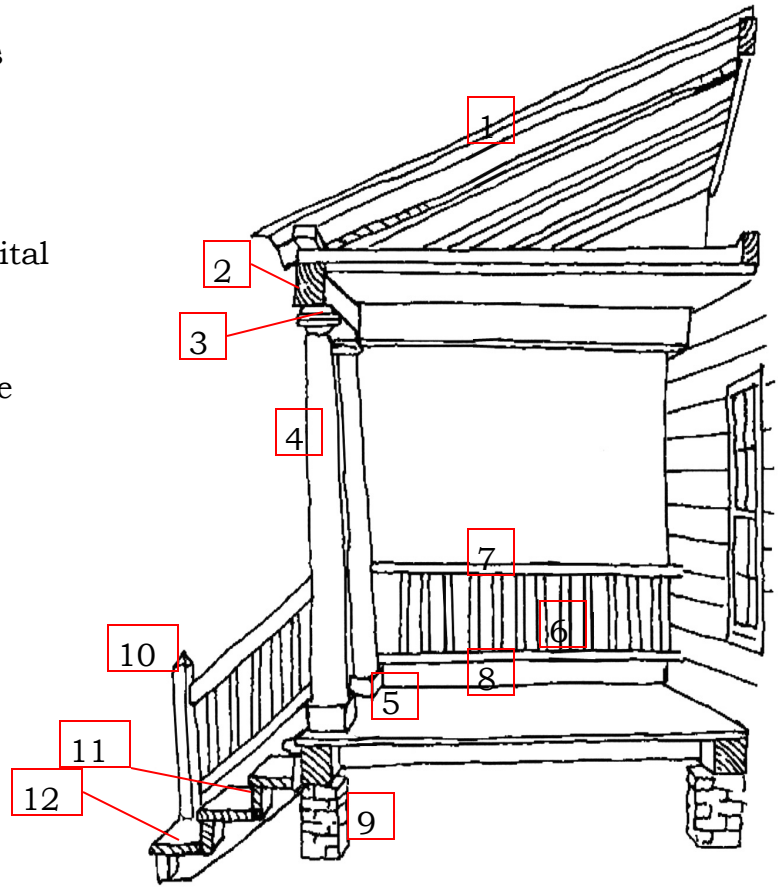
Columns or piers rest on the porch floor, which is usually the only visible part of the flooring system, as floor joists and other support pieces are often hidden behind a skirt board or apron that abuts the foundation.

Railings, often referred to as a balustrade, act as a safety device for taller porches while adding decorative detail to many architectural styles with simple, turned, or even intricately sawn details.

Steps are most often outside of the cover of a porch and may be of a material to match the foundation or the porch itself.

Porch Components

1. Rafter
2. Cornice
3. Column Capital
4. Column
5. Column Base
6. Baluster
7. Top Rail
8. Bottom Rail
9. Pier
10. Newel
11. Riser
12. Tread



3d.3 Changing Existing Porches

Porches are a major character defining feature of most structures, and extreme care must be taken when planning alterations. The most common change proposed to porches is their enclosure with screening or glass.

Enclosing a porch is most appropriate on secondary elevations allowing the front of the structure to retain its open connection to the street and the public realm. The enclosure should be designed to allow the retention of the main porch components. For example, by installing the enclosing material directly behind a railing appropriately preserves the original porch design components. By respecting the divisions of the porch created by the columns, an enclosure can gain the necessary structural support without disrupting the architectural detailing.

Another common change proposed for porches is the replacement of railings or other features due to deterioration, missing components, or perceived architectural improvement. Deteriorated components should be repaired if possible or replaced in-kind if beyond repair. Missing details should be replaced using the simplest design possible unless documentation or physical evidence suggests otherwise. Because the porch is such an important component of an architectural style, it is not appropriate to alter a porch to suggest a style or detailing not known to have previously existed at the particular property.

This front porch had been inappropriately enclosed but has recently been renovated and re-opened.

3d.4 Adding, Reconstructing, or Removing a Porch

In the event that a porch is proposed to be added to a structure or reconstructed where one was known to have once existed, there are certain criteria to keep in mind. First, porches should not be added to a front elevation unless it is through a reconstruction with strong documentation as to the original design. While documentation is necessary with any reconstruction, the impact to a primary elevation makes it absolutely necessary to protect the original character. Consider creating a simplified design, using stock lumber, and moldings that convey similar visual characteristics as the original porch. One should duplicate the dimensions and materials but not necessarily the detailing. The resulting porch can then complement the structure without falsely appearing his-

Second, porch additions need to follow the design criteria used for new construction. Even when dealing with secondary elevations, the scale, massing, materials, and other new construction criteria are vital to ensuring an addition that complements the existing structure.

Third, when considering the removal of a porch it is important to remember that previous additions have often reached a level of importance in their own right architecturally and as evidence of a property's evolution. These added porches, as well as original porches, are part of a property's defining characteristics and integrity and should not be removed. Look in the chapter on demolition for additional information on historic additions.

Maintenance Not Needing Review

Repair to parts of porch features with like materials and design due to damage or deterioration. Examples include the in-kind replacement of a handful of pickets due to rot or replacement of several floorboards due to water damage. Replacement of these features in their entirety would go beyond expected up-keep and would no longer be considered maintenance.

Work Potentially for Staff Level Review

Replacement of porch features of identical size, design, and materials, including trim, when the porch feature is documented to be deteriorated or damaged beyond repair;

Addition or removal of a porch or porch features to return the property to a known and documented previous condition;

Addition of a simple, traditional balustrade where an original or historic balustrade is not present and the railing is required to meet building code;

Screening enclosure of existing secondary elevation porches that does not involve any degree of opaque enclosure beyond that existing.

Work Requiring Review at a Public Hearing

Repair or replacement of a porch or porch feature with changes in design, material, size, trim details, etc.;

Addition or removal of a porch or porch feature other than returning the property to a previously known state;

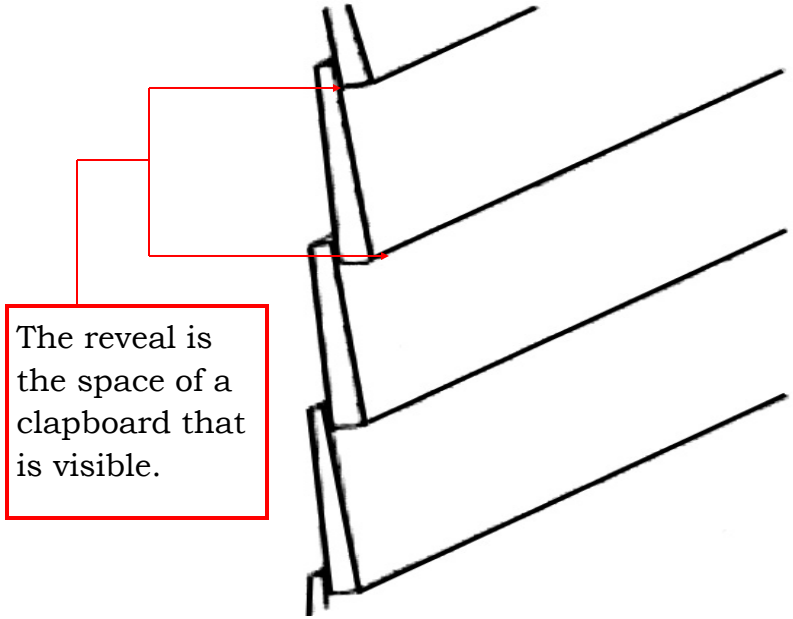
Enclosure of a porch beyond what is allowed for staff level review.

Exterior siding contributes to the character of a structure and district through its pattern, scale, texture, finish, and details. These characteristics can be seen in each of the most common exterior siding materials found in the historic districts of Athens-Clarke County: wood lap siding, wood shingle siding, brick, stone and stucco.

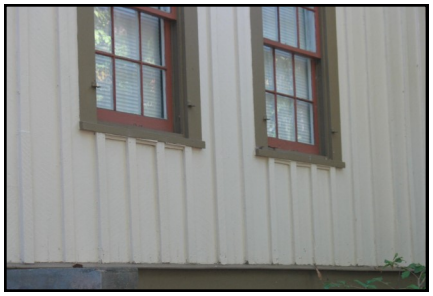
Some additional exterior siding materials found less commonly in Athens-Clarke County include asbestos siding, cement-based siding, vinyl siding, and aluminum siding. These are not appropriate as replacement sidings as they impart a different character than is historically accurate and have the potential to allow damage to the original structure. Removal of synthetic replacement siding from historic structures is encouraged. The use of cement based siding or other modern synthetic sidings for new construction and additions will be reviewed on a case by case basis to ensure that the product is in keeping with the character of the district and/or the original structure.

3e.1 Wood Siding

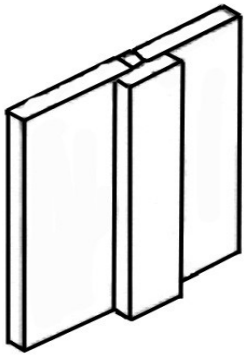
Wood siding is found in many different styles such as board and batten, shingles, shiplap, lap siding, and tongue and groove. Each of these styles is a character defining feature offering pattern, scale, texture, finish, and details to the structure. Therefore, wood siding should be maintained with replacement only of damaged or rotten boards that are beyond repair. Replacement should be in-kind with the new wood matching in dimension, profile, and spacing. Attention should be paid to the reveal of the siding and the sealing of all parts of the new wood to prevent water infiltration.



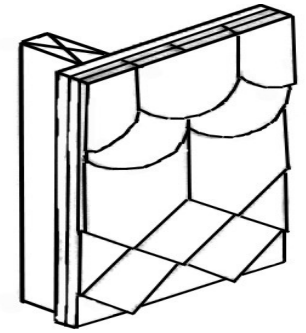
Lap Siding is the most common wood siding in Athens-Clarke County.



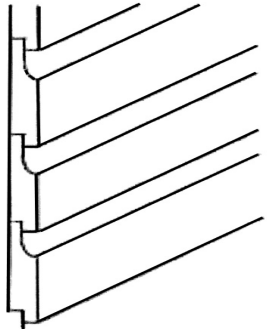
Board and Batten



Shingles



Novelty Siding



3e.2 Brick and Stone

Brick and stone are found in the historic districts of Athens-Clarke County with a variety of different sizes, textures, colors, and bond patterns often making it a character defining feature of the properties on which it is found. As such, it should be maintained and protected through appropriate techniques.

Brick and stone should never be sandblasted as this causes irreparable damage. A low pressure wash under 200 psi with a neutral detergent, if needed, should be adequate for cleaning without risk of damaging the structure. Paint or other sealers should only be used on those elements that were historically coated.

When damage or deterioration is noted, repointing of the mortar may be necessary. This involves hand-raking the joints to avoid further damage of the masonry before applying new mortar that matches the original in width, depth, color, raking profile, composition, and texture. The use of portland cement or other hard mortars is inappropriate as they are too hard for historic brickwork and will cause damage as the masonry expands and contracts with temperature changes.

Brick and stone examples can be found in many of the historic districts, as well as several landmark properties.

3e.3 Stucco

Stucco is found on a variety of architectural styles in a variety of different application compositions and textures, making it a character defining feature of the properties on which it is found. Therefore, it should be maintained and protected through appropriate techniques. When repair is necessary it should involve removing the damaged material and patching with new stucco that matches the old in terms of strength, color, composition, and texture. Replacing stucco with a synthetic stucco or other material is inappropriate as these alter the historic character and longevity of the material.

3e.4 Composite and Cement Based Siding

Composite or cement based siding, such as Hardiplank™, has become increasingly popular for use on additions and new construction. This is because the product is able to approximate the appearance of wood siding while keeping the construction as a product of its own time. Replacement of wood siding on existing structures with a new material, even one approximating the original appearance, is considered inappropriate.

3e.5 Replacement Siding

Generally , vinyl, aluminum, and other synthetic sidings do not adequately provide similar pattern, scale, texture, finish, or details to historic siding options. Therefore, they are considered inappropriate for both replacement siding and new construction.

The removal of synthetic siding from historic structures is encouraged as these materials may mask drainage problems or insect infiltration and may prevent adequate ventilation.

The limited replacement of existing siding materials with new materials on non-primary elevations to replace inferior products with the most comparable or appropriate modern material that maintains the existing or historic appearance, scale, and texture is appropriate.

One of the problems with vinyl and aluminum siding is the loss of trim details such as the depth around window trim.

Asphalt siding was removed from this former church building revealing hidden trim and window openings.

Maintenance Not Needing Review

Repair or replacement to minor areas of siding, such as replacing five or six boards of lap siding or up to two square feet of stucco. Wholesale replacement of an elevation's siding goes beyond expected maintenance and requires review;

Re-pointing of mortar on brick structures using the same kind of mortar as original to the structure;

Repainting of previously painted surfaces, including any change in color.

Work Potentially for Staff Level Review

In-kind replacement of larger areas of siding material where significant deterioration is documented;

Limited replacement (under 50%) of a single, non-primary wall's siding with a comparable or appropriate modern material;

Returning siding material to a know previous condition, such as removing vinyl siding to expose the original.

Work Requiring Review at a Public Hearing

Alteration or replacement of siding material exceeding 50% of a single, non-primary wall or any primary elevation;

Painting of previously unpainted brick siding.

Foundations, including both basements and common piers, are character- defining features of buildings in this area. Southern houses of the nineteenth and early twentieth centuries were commonly set up off the ground on piers due to the warm, moist climate. Over the years many of these have been filled in to keep out pests or to protect mechanical systems. In more recent years the introduction of modern heating, cooling, and plumbing has increased the use of continuous foundations and slab foundations. Basements were rarely constructed in the past in Athens-Clarke County.

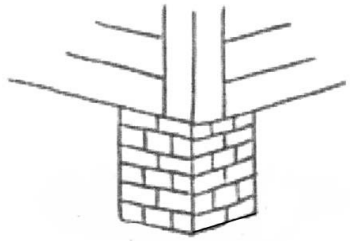
Foundations are a strong visual element in historic areas and the treatment of foundations, in order to preserve the original relationship of the house to the ground, is an important consideration. Foundation design should be maintained. Wherever possible, original piers should be retained in the course of modification of historic buildings. Where piers exist they should not be removed and replaced with a continuous foundation.

Common foundation problems, such as rising damp, excess moisture and structural upgrading should be addressed without alteration of the foundation form or materials.

3f.1 Infill Between Piers

Maintaining open pier foundations is encouraged. Infilling between piers is discouraged. However, if necessary, infill material should be recessed from the front face of the piers to retain the distinction of the piers from the infill material. The visual impact of non-historic material can be lessened further by painting it a dark color and/or plantings. However, care should be taken NOT to paint the original or historic foundation material unless previously painted. If concrete block is used as infill it should be recessed enough to allow for other treatment to cover the block, taking care not to cover the piers. If block or other material has been used as infill and is flush with the piers, an attempt should be made to create a visual distinction between the two. The block can be given a skim coat of stucco and then painted a dark color to contrast with the brick.

Over time piers will need repair. The repair should maintain the original design and use materials that match the historic materials. If the piers are brick, care should be used in selecting a mortar for repair, as modern cement is rigid and will cause damage to historic bricks which expand and contract. Brick piers that have not been previously painted or covered over with stucco should not have these treatments applied. Do not paint original foundation materials which have never been painted.



3f.2 Porch Foundations

Porch piers and foundations should be treated much like other foundations. Ideally, original piers should be left in place and exposed. Continuous foundations, such as continuous brick foundations, should similarly be left intact. Spaces between piers should only be filled in with traditional materials, most typically lattice. If the spaces have already been filled-typically with concrete block-then lattice panels can be placed to correspond with earlier openings to further define the original foundation style. Lattice should never be applied over the piers or extend up to cover the porch sill. Another option could be painting the infill material a darker color than the piers and/or masking the area with shrubs. The uniform stuccoing of piers and infill severely alters the appearance of porch foundations, and, therefore, should be avoided.

A wide variety of porch foundation designs can be found in Athens-Clarke County. The historic treatment of the porch foundation will help determine what is appropriate today.

3f.3 Foundations for New Construction

The height of a foundation is one of the elements of form that give a building its particular silhouette and footprint. A new building in a historic district should be set on a foundation which is approximately the same height as adjacent and nearby historic buildings. The foundation height of a new addition should match that of the original portion of the building. This is especially important the closer together adjacent buildings are located.

Other information to glean from adjacent structures or the original structure being added onto include the choice of material and finish, use of piers or continuous foundations, and any differentiated treatment at the front porch. While duplication of these features is not always necessary, it is necessary to respectfully consider these elements to insure compatibility.

The house on the left was able to utilize a modest foundation due to the relative flatness of the lot. The house on the right works with the topography to keep the front elevation a few steps above grade while having a substantial foundation wall for a basement. New construction should look to the historic examples nearby or similarly situated to determine the most appropriate foundation height to accommodate the topography and the character of the area.

Maintenance Not Needing Review

Repainting of already painted foundation surfaces;

Re-pointing of mortar on brick piers using the same kind of mortar as original to the piers;

Placement of additional structural support posts or piers under a structure where the new supports are not visible on the exterior.

Work Potentially for Staff Level Review

In-fill between foundation piers.

Work Requiring Review at a Public Hearing

Replacement of foundation material;

Design changes, such as adding windows to the foundation.

Architectural details range from those common to most all historic structures regardless of style or type, such as corner boards, to those found only with a particular style of architecture, such as gothic arches. The level of detailing and the details themselves play a key role in defining a structure as high-style or vernacular as well as differentiating evolving styles. This makes the architectural details character-defining features.

As character-defining features, no details should be added or removed unless documentation shows the previous condition of the site. New construction and additions should carefully consider the degree and types of ornamentation found in the area or on the existing structure when designing ornamentation for new construction and additions. However, replication of detailing on a new addition or new structure may confuse the age of construction and should be avoided.

The following involve just a few of the wide range of architectural details found in the historic areas of Athens-Clarke County . Additional information on these details or those not listed can be found in most reference books on historic architecture.

3g.1 Corner Boards

Corner Boards mark the corner of a particular massing area of a structure. They are found on most architecture using wood siding with some variety in the width of the board. When properly installed and maintained, corner boards protect the end of the wood siding from damage and deterioration.

Corner boards should be retained when making additions as they help to define the original massing and evolution of a structure.

3g.2 Verge Boards

These details define a gable roof form by use of a span of material at the gable eaves spaced away from the wall plane. These boards are often intricately carved or sawn and most common to Victorian or Queen Anne architecture, as well as Gothic Revival and Tudor examples.

Where existing, verge boards should be maintained and preserved. Verge boards should not be added without documentation as to their previous existence.

Verge boards may alternately be referred to as barge-boards.

3g.3 Column Details

Porch supports are one of the major areas for defining an architectural style. For instance, classical columns are used on a variety of styles, but the type of column capital, the presence of fluting, and other details of the column itself can differentiate between similar styles.

Column details should not be altered. When deterioration beyond repair requires replacement, new columns should match the original in size, shape, and other details. Modern materials will be considered on a case-by-case basis.

3g.4 Eave Brackets

Eave brackets can be either decorative or functional supports for the overhanging eave. Some styles, such as Italianate, use more detailed brackets with a decorative appearance ,while others, such as Craftsman, use more simple designs such as a triangular knee brace.

3g.5 Exposed Rafters

Rafters are the sloped framing members supporting a roof. When those rafters continue beyond the wall plane without being boxed over, they are referred to as exposed rafters.

While the exposed rafters of many historic structures are true functional members, many new construction examples utilize false rafter ends to simulate the appearance while using more modern roof truss systems.

3g.6 Half-timbering and Gable Trusses

Half-timbering and gable trusses involve retaining the visibility of the structure's construction in the finished appearance. Half-timbering involves the use of stucco or other masonry materials to fill in the spaces between heavy timber framing. Gable trusses, often less bulky than true half-timbering, may similarly be left exposed.

The half-timbering and visible gable trusses found in and around the historic areas of Athens-Clarke County are often simulated for decorative purposes rather than true structural members. Regardless, this detailing is very much a character defining feature and should be handled accordingly.

Maintenance Not Needing Review

Repair of minor areas of damage or deterioration on architectural details, such as portions of a column capitol or corner board;

Repainting of previously painted features.

Work Potentially for Staff Level Review

In-kind replacement of damaged or deteriorated architectural features when demonstrated to be deteriorated beyond repair;

Removal of or addition of architectural detail features to return a structure to a documented historic condition.

Work Requiring Review at a Public Hearing

Removal of, or addition of, architectural detail features not returning a structure to a known historic condition;

Replacement of damaged or deteriorated architectural features with a new design or materials.

The character of a property and district is composed of not just the structures within its boundaries but the context for those structures as well. The surroundings play an important role in maintaining the historic character of an area and may include historic landscapes, fences, retaining walls or other aspects that are worthy of preservation in their own right. In fact, many of the historic districts in Athens-Clarke County included landscape considerations as imparting historic character at the time the areas were designated.

When considering changes to site materials and features, it is important to consider the impact of the change on the individual property as well as the character of the area as a whole. Just as fencing in a front yard in an area with wide open yards that flow into one another would be a significant change that disrupts the historic pattern, so would paving much of a yard to allow a circular driveway in an area where yards were heavily landscaped with minimal driveway area.

All properties typically have a means of both pedestrian and vehicular access through driveways, parking areas, and walkways. These features are often overlooked in their importance to maintaining the character of a historic area but deserve careful consideration.

Many options exist for material selection, placement, and even ornamentation. As with the evaluation of building features, care is needed to ensure that the designs chosen relate to the area, the specific design of the property involved, and topographical limitations of the property. Historic examples of driveways and walkways should be maintained. This includes the retention of tire strip driveways without infill between the strips and the retention of historic retaining walls often found along driveways or curb cuts.

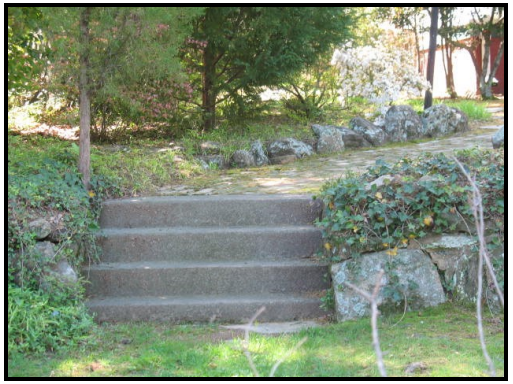
4b.1 Material Selection

Traditional materials for driveways, walkways, and parking areas include standard concrete, gravel, and brick pavers. Modern material options continue to evolve including stamped concrete and permeable paver systems. When determining the proper material– traditional or modern– it is important to consider the property being accessed, as well as the character of the surrounding area.

Access considerations include the amount of area being covered, the proximity of the area to the structure(s) and any topographical patterns. Is the area large and highly visible to the general public? Will water be directed to or from the area? Are there materials used in the exterior of the structure that relate to the material selection? How does the material relate to the main structure in terms of degree of detail?

When looking at other properties in the area, consider how the materials of the walkways, driveways, and parking areas relate to the main structures and to the other sites.

Concrete paving strips allow a grassy strip to remain and lessen the amount of paving material used.



Concrete steps are used with a rock retaining wall and border for a walkway of stone pavers.

This pea gravel driveway is both contained by the brick edging and given a more polished appearance.

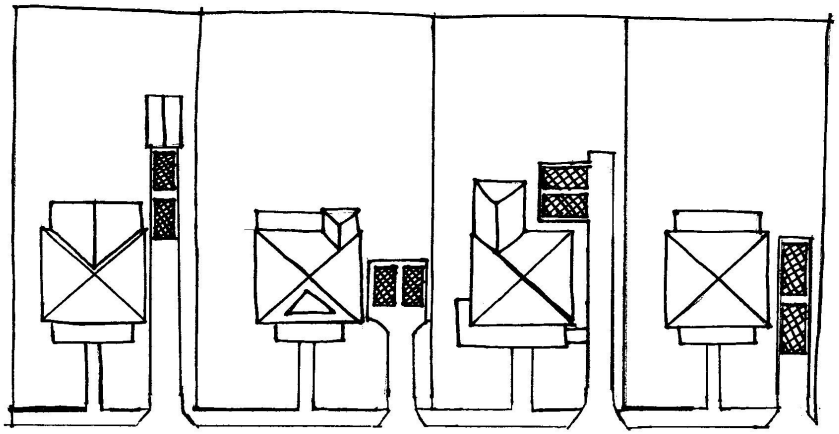
The Athens-Clarke County Code of Ordinances regulates both driveway and parking lot design. In addition to those regulations, other important design principles include integrating the topography of the site and alignment of access features; locating parking at less visible locations on the property; and limiting driveway width and curb cuts to the minimum necessary.

Landscaping can often be used to soften paved areas but should be carefully planned to not cause vision hazards once matured.

Some other placement considerations include:

- Locate drives to one side of a structure as circular drives are not usually appropriate.
- Locate off street parking to the rear whenever possible and to the side, behind the building line of the structure, if necessary. Avoid locating parking areas in front yards.
- Minimize grade changes to accommodate driveways and parking areas.

The walkway on the left is curvilinear in style and made of irregular stones, which mimics the curve of the tower and the more casual architecture. The walkway on the right is brick and directly aligned with the front entrance. This corresponds to the more symmetrical and formal style of the architecture.



The above diagram illustrates several of the options for driveway and parking placement. Note that the walkways are oriented to the street, as is typical in most older neighborhoods and that parking is not within the front yards.

The degree of ornamentation and detail that can appropriately be used at a driveway or walkway is directly tied to the degree of ornamentation and detail found on the exterior of the main structure. Those few properties containing a high level of ornamentation and detail might have the opportunity to use more details in their walkways and driveways than the more modest structures that are most common.

Some of the types of material details possible include patterned brick or patterns of stained concrete. Ornamentations could include decorative piers flanking a driveway entrance or a fountain at a circular drive. It is important to remember that the ornamentation and detail must relate to the main structure in design and materials and must not give a false historic appearance.

This concrete driveway has brick edging and breaks, which fit a more formal architecture.

This walkway is accented by a low wall that includes softening landscaping.

Maintenance Not Needing Review

Resurfacing of existing driveways, walkways and parking area with identical material and design due to damage or deterioration;

Re-pointing of brick walkways and driveways to repair damage or deterioration provided the new mortar matches the original.

Work Potentially for Staff Level Review

Resurfacing of existing non-historic driveways, walkways, and parking areas with a new material but no major alteration of location or design;

Introduction or removal of a driveway, walkway, or parking area when consistent with historic precedent for the area.

Work Requiring Review at a Public Hearing

Introduction of new driveways, walkways, or parking areas that are not consistent with historic precedent for area, such as circular driveways or front yard parking areas, or removal of features that are consistent with the historic character of the area such as related ornamental features like gateways and piers.

Fences and walls are often desired to mark a boundary or keep people and animals either in or out of the enclosed space. Historic fences are character defining features and should be maintained. Consider, for instance, the iron fencing and arch at the historic north campus of the University of Georgia. The fencing is an important feature whose removal would significantly alter the landscape and sense of place.

While most of the historic fences in Athens-Clarke County do not have the same degree of visibility and public awareness, they too are important and should be maintained. Due to longevity of materials, most remaining historic fencing is iron; however, some stone walls and wooden fencing have been maintained as well and these provide us with a great understanding of what kinds of materials and placement will be most appropriate for use today in our historic districts and landmark properties.

4c.1 Types of Fencing & Walls

Fences and walls can be found in a variety of materials with a number of different styles and degree of ornamentation for each of those materials. The degree of ornamentation should relate to the architecture of the main structure as should the material itself.

Some of the most common wood fencing types that may be appropriate include picket fencing and privacy fencing. Metal fencing, such as iron, steel, or aluminum, may be appropriate and can be found in a variety of picket designs.

Retaining walls are most often of a masonry material, such as stone, brick, or stuccoed block. Railroad ties and landscaping ties should not be used for retaining walls where visible from the public right-of-way.

Masonry walls, other than as retaining walls, are rarely appropriate due to their opacity, especially when taller walls are used. For example, a stacked stone wall of under 4 feet in height will not have the same visual effect of an 8 foot stucco wall.

Gates and arbors should be of materials compatible with the fence in materials and ornamentation.

Vinyl fencing is inappropriate as it does not adequately relate to historic materials and does not possess the longevity and weathering of historic materials.

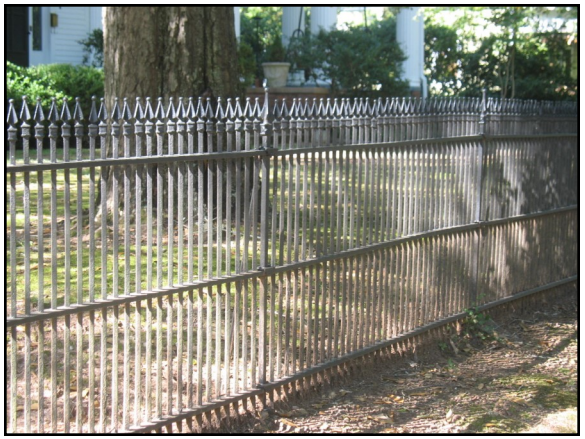
Chain-link fencing will be considered for side and rear elevations not substantially visible from the public right-of-way only when a dark coated variety is used and/or the fence is screened with evergreen vegetation.

4c.2 Front Yard Fencing & Walls

The most common front yard fence or wall found in Athens-Clarke County is the retaining wall along the street or sidewalk due to the hilly topography of our area. These walls are usually of a masonry material, such as stone, brick, or stuccoed block. New walls should look to others in the immediate vicinity for material and design. The use of unfinished concrete block is considered inappropriate.

Front yard fences alter the character of a property and area and, therefore, should be considered carefully. The introduction of front yard fencing may not be appropriate without numerous examples of that being a common practice to a particular area and setting.

Where used, front yard fences tend to be low in height and very open in design whether of a metal or wood material. Front yard fencing is usually painted or coated with an opaque stain. Front yard fencing should maintain a continuous height of not more than 36 inches and must not pose a vision hazard with driveways or streets.



4c.3 Side and Rear Yard Fencing & Walls

The most common placement of fences and walls in Athens-Clarke County is at side and rear yards. Fencing at these locations varies greatly in height, material, and degree of ornamentation. These fences are usually 3 to 6 feet in height with relatively few examples over 6 feet.

These fences can be found in a variety of styles from the more open picket styles in wood or metal to wood privacy fences. Avoid the use of basket-weave, alternating plank, and similar modern fence designs. The use of simple, traditional fencing options is most appropriate. Landscaping can be used to further soften highly visible areas of fencing or walls.

Those side and rear yard areas that are not highly visible can consider the use of dark coated chain link or welded wire fencing provided that landscaping is used at these areas.

Maintenance Not Needing Review

In-kind replacement of portions of existing fencing and walls due to damage and deterioration, such as a handful of pickets or damaged gate posts;

Repainting of previously painted surfaces even if the color is changing.

Work Potentially for Staff Level Review

Installation of fencing at side or rear yards;

Installation of fencing in a front yard to return the property to a documented, previous condition or where at least 25% of properties on the same side of the same block also can be demonstrated to have or historically had front yard fences.

Installation or removal of a front retaining wall, provided the wall does not extend more than 8 inches above the grade of the earth retained.

Work Requiring Review at a Public Hearing

Installation of fencing in a front yard for which this is not a previous condition or is not demonstrated to be a common feature in the immediate area of the property.

Installation or removal of walls over 4 feet in height.

Painting of previously unpainted walls.

Landscaping should be reflective of the space in which it is contained, the stylistic nature of the property, and the character of the neighborhood. Landscape features are considered significant in many of the historic districts and landmark properties of Athens-Clarke County. These features vary as widely as the properties involved and include both well defined yards and yards that visually flow into each other. Some areas have large expanses of grassed front yards, formal foundation plantings, or informal use of shade trees. Some neighborhoods have tree lined streets while others are more open. These features should be maintained at existing sites and reflected in newly developed parcels. The following recommendations have been developed to encourage development that protects the historic character while allowing room for personal expression:

- Retain existing trees whenever possible. Maintain trees in healthy condition and, if needed, replace diseased and severely damaged trees with a similar species.
- When constructing new buildings or site features, consider the topography, views, patterns of open spaces and planted areas and other significant existing landscape features. It is important to protect tree and other features during construction.
- When planning new landscaping, maintain neighborhood precedents, such as defined or open yards.
- Landscaping should be scaled to complement the primary elevation of structures. Landscaping should not overwhelm or hide primary elevations.

A Certificate of Appropriateness is not needed for planting or removal of trees or other landscaping. However, compliance is required with other areas of the Athens-Clarke County Code of Ordinances, such as the Community Tree Management Ordinance and clearance of vision hazard triangles at driveways and intersections.

Green Tip

Use of native and drought tolerant landscaping can drastically reduce water usage and increase overall success of the land-

Lighting can be both an important safety device, as well as a means of highlighting architectural details. However, using the wrong type or intensity of light or placing the fixture inappropriately can actually result in the opposite occurring.

Light that is too glaring can create dark shadows or wash out the details of a beautifully restored façade. Carefully consider all lighting fixtures for their appropriateness in scale, material, and design, as well as their ability to provide the appropriate lighting desired.

The most appropriate lighting location is at entrances with fixtures either mounted beside a door frame or at a porch ceiling. Most structures located in close proximity to the sidewalk do not require individual pole mounted or freestanding lights to adequately light an entrance.

Security lighting such as flood lights should be mounted on less visible areas of the structure and be of an unobtrusive design. Ground lighting should be placed where visually obscured by landscaping and all lighting should be limited to the minimum amount necessary.

Maintenance Not Needing Review

Introduction, removal, or replacement of standard building mounted lights at entrances and porches.

Work Potentially for Staff Level Review

Introduction, removal, or replacement of pole mounted lighting under 10 feet in height
Removal or replacement of pole mounted lighting over 10 feet in height.

Work Requiring Review at a Public Hearing

Introduction of pole mounted lighting over 10 feet in height.

Signs are a valuable means of advertising a business and gaining exposure to new customers. By relying on the architecture of a structure and its surroundings to determine the most appropriate sign sizes, locations, and materials, signs can be effectively used at historic properties without compromising either the character of the structure or area or the intent of advertising exposure.

Signage is found within three distinct settings within the historic districts and historic landmark properties of Athens-Clarke County. Signage is found at traditional neighborhood commercial nodes usually at prominent intersection; informal commercial outposts within neighborhoods; and residential structures converted to business use along busier corridors. The signage appropriate to each of these settings tends to vary but the criteria for determining appropriateness remain the same.

It is important to remember that any remaining historic signage might be significant in its own right and consideration of these ghost signs should be given with any new sign design or other exterior modifications.

Several key design considerations for new signs include:

4f.1 Determining the Proper Sign Location

Many originally commercial structures were built with a particular sign placement in mind. This makes determining where to place a sign today very straightforward. However, many of the landmark properties and historic district properties that are now used for commercial or institutional businesses were originally residential in use. These properties offer challenges and opportunities for adding business signage while respecting the historic residential character.

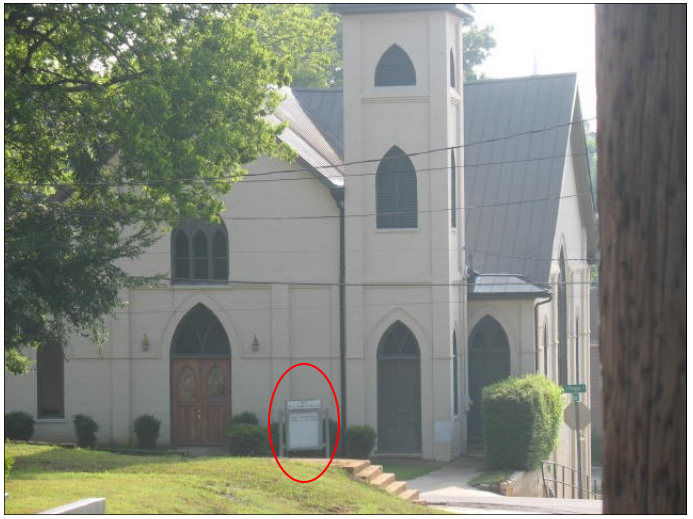
In many cases a small plaque type sign can be added at the primary entrance without damage to the character or the structure itself. Other potential places for a sign attached to the building might include hanging from a porch cornice between columns or projecting from the structure on a bracket or arm. Any location on the structure must be situated so that important architectural features are not obscured and where the method of attachment will not damage the structure.

Freestanding signs not attached to the building might be an appropriate possibility provided that the yard is of adequate depth to not block any architectural features of the structure or other important character defining features of the property. Freestanding sign placement and placement of signs on a structure must adhere to all requirements of Athens-Clarke County in addition to complying with these design guidelines.

The signage placement on the originally residential structure on the left is much different from the historic commercial structure on the right.

Once a sign location is proposed, it can be determined what size sign might be appropriate for that location. This is often more of a range of appropriate sizes rather than there being just one appropriate size.

The determined sign location can usually only accept a certain maximum length and width, as well as minimum length and width, to keep the sign in scale with the structure and the area. When determining this size range, keep in mind that these design criteria can not alter the sign code requirements and limitations. Therefore, the sign code may allow a larger sign than is appropriate for a given location and, conversely, the design criteria may find a larger sign in keeping with the scale of the property than the sign code can allow. For a sign to receive all the necessary approvals, it must meet both these design guideline criteria and the requirements of the sign code.



4f.3 Determining the Proper Sign Materials

Once a sign's location and size have been determined, the next step is determining the appropriate materials and treatment of the sign. The material should complement the existing structure in its texture and material. This does not mean that the material can only be one that is found on the structure. For instance, metal painted sign boards are common on many commercial structures and provide a flat, finished sign with a low sheen and longevity that is appropriate to many traditional architectural settings. However, a metal box sign with plastic insert and internal illumination does not fit in with the texture and materials common to historic properties or areas. The key is to provide a material and design that complements the historic character while providing the intended advertising function.

This wall sign relates to the wood siding and trim on the structure.

The brick support structure of this free-standing sign relates to the building's brick foundation and steps.

Once a sign location, size, and materials have been determined, it is the finishing details that must be addressed. These might include any architectural details or features of the sign frame or structure. Such details should relate to the structure in their shape or form and the degree of detailing.

Some other important details of sign design are lighting and landscaping. Interior lit and neon signs are not usually compatible with the character of the historic district by drawing attention to a very modern element. However, interior illumination and neon will be considered on a case-by-case basis when proposed in an artful creative manner using appropriate materials and design.

Indirect, exterior illumination is strongly encouraged for signage that needs illumination. The use of well maintained landscaping around freestanding signs is also encouraged.

Maintenance Not Needing Review

Repainting of existing painted signs;

Repair of existing illumination devices or sign structures;

Removal of existing signs other than historic signs.

Work Potentially for Staff Level Review

Introduction of new wall signs or freestanding signs using typical design, materials, or location;

Introduction of exterior illumination devices.

Work Requiring Review at a Public Hearing

Introduction of new signs using atypical design, materials, or location.

Accessory structures found in the historic areas of Athens range from original carriage houses and early garages to more recent carports, artist studios, and pool houses. Regardless of the original, current, or proposed use of an accessory structure, the overriding principle is that it be customarily incidental and subordinate to the main structure. This subordinate nature is achieved through attention to placement, orientation, scale, massing, materials, and degree of detailing. These qualities should be adhered to in both renovation or remodeling projects for existing structures and for new construction.

These criteria do not necessarily preclude the use of pre-fabricated accessory structures. Such structures may be allowed provided that the chosen design and materials comply with the review criteria. The ability of such structures to easily comply will vary between individual properties due to the complexities of each main structure and lot constraints.

4g.1: Placement of Accessory Structures

Subordinate placement requires that the accessory structure be located behind the front building plane of the main structure. With larger lots this might include to the side of the main structure; however, the most appropriate location will often be behind the rear wall plane of the main structure. This placement is common to historic structures, as well as most appropriate for newly constructed accessory structures.

It is generally inappropriate to relocate historic accessory structures as doing so can alter the understanding of the historic development of the site.

4g.2: Orientation of Accessory Structures

Orientation is positioning relative to the directional planes of the main structure and generally involves aligning the accessory structure with the direction of the main structure. Orientation also refers to the placement of the primary entrance which is most often toward the primary street frontage. Occasionally, entrance orientation is toward an alley or side street. However, even with such an entrance, the wall planes of the accessory structure usually still align with the direction of the main structure. Inappropriate orientation can negatively impact the property by diverting the emphasis from the main structure.

4g.3: Scale of Accessory Structures

Scale is the visual size of a structure when compared to other structures and its site. Therefore, it is the visual effect of a building's measurements and massing in terms of how its size relates. Subordinate scale requires that the accessory building respect the main structure through its overall height and dimensions and remain mindful of topographical changes on the parcel. This means that the possible appropriate height for an accessory structure can vary slightly with the topography of a parcel provided that the structure remains subordinate.

Alterations to existing accessory buildings should allow them to remain subordinate to the main structure. Alterations to historic accessory buildings should not result in increased scale.

4g.4: Massing of Accessory Structures

Massing can best be understood by reducing a structure to its basic geometrical forms. Simple geometrical forms or massing are generally used with accessory structures, even those serving main structures with more complex massing.

The simplest massing is a simple box form with a straightforward gable or hipped roof. The more additions made to this form, such as dormers, extensions, etc., the more complex the massing becomes.

Therefore, the massing of new accessory structures, as well with alterations to existing buildings, needs to keep the massing complexity less than that of the main structure.

The massing of the storage shed at the rear of this property maintains that of the main structure with a reduced scale.

4g.5: Materials for Accessory Structures

Materials for accessory buildings do not have to match those of the main structure exactly. However, matching the materials is certainly within the range of possible appropriate treatments. Accessory structure materials may correspond to those on the main dwelling by looking to trim materials or even foundation materials or historic materials in the area. For some materials, such as roofing, a traditional material like 5v metal may be appropriate if metal roofing was common to accessory structures in the area, even if not a material used on the main structure.

For instance, a brick house with wood lap siding at the gables might have a wood sided garage or a wood sided business might have a brick dumpster enclosure that draws from the brick foundation. Historic accessory buildings should maintain the historic building material, even if no obvious relationship with the main structure materials is evident. Alteration of non-historic existing accessory buildings should be treated as new construction and reviewed for general appropriateness.

Both of these are accessory structures to main structures that are made of stone. The accessory building on the left also uses stone, while the one on the right does not. However, both examples are considered appropriate materials because those both relate to the primary or secondary materials of the main structure

4g.6: Degree of Detail on Accessory Structures

Once an accessory building design has determined the placement, scale, massing, and materials, the only remaining item is the details. Details could include items such as awnings or dormers that have the potential to affect the massing and scale or simple window and door trim.

The level of detail needs to relate directly to the main structure with potential to have a less ornate accessory building but not an accessory structure that is more detailed than the main structure. The details themselves do not need to replicate those of the main structure to such a degree that a false sense of history is developed. In fact, replication of details is only warranted when physical documentation or evidence is found on a historic structure.

Accessory structures should not have details that will compete with the main structure for visual attention but need some degree of detail to balance the accessory building with the main structure. The use of overly simplistic garage doors is often inappropriate by drawing attention to this opening and visually disrupting the solid to void ratio. The use of a door with simple details, such as paneling, glazing, or other visual divisions, will often eliminate or minimize these concerns.

Maintenance Not Needing Review

Repainting of existing painted surfaces;

Repair of materials as per the associated guidelines in Chapter 3.

Work Potentially for Staff Level Review

New accessory building not to be significantly visible from an adjacent right-of-way and not to be over 144 square feet;

Additions to existing accessory buildings that will not be significantly visible from an adjacent right-of-way and are not over 250 square feet.

Work Requiring Review at a Public Hearing

New accessory buildings to be significantly visible from an adjacent right-of-way and/or over 144 square feet in size.

New construction within historic districts and at historic landmark properties has the potential to enhance the area by providing an appropriate new structure at a vacant parcel. This is often likened to replacing a missing tooth in a smile. As long as the new infill follows the form and example of the existing pieces, then the effect will be a positive asset for the area. As with the missing tooth example, a poorly executed infill project has the potential to negatively affect the area.

These guidelines for new construction attempt to guide the major form of new construction projects while leaving ample room for individual expression and contemporary design within their context. In fact, replication of historic structures or styles is not encouraged as it can cause confusion about the development patterns of the area. The surrounding historic structures to the proposed new construction location will provide ample information on the context for the new construction project. It is important to remember that preservation of the historic character is the intention of the historic designation, the current or proposed use does not override the importance of the surroundings in determining the new design. For instance, an area originally developed as residential should maintain that character with any new construction, even if the intended use is business oriented. For proposed institutional projects such as churches or schools, attention will be paid to how the project fits in with the historical context for similar developments using nearby examples whenever possible.

As the guidelines in this chapter apply only to the basic form of the new structure itself, please refer to additional information about building features and site features in the associated chapters.

Scale is the visual size of a structure when compared to other structures and its site. Massing is the basic geometrical forms or blocks of a structure. Both of these criteria have a profound impact on the ability of a new construction project to appropriately fit in with its historic environment.

The components of scale and massing allow for a basic design to be established that can then be appropriately placed on the property and use details and materials to further relate it to the area. Some of the key components to scale and massing discussed in this section are as follows:

5b.1: Composition

Composition is the way that the forms that make up the massing are assembled together. Composition can be symmetrical or asymmetrical, simple or complex, and have a directional expression that is vertical, horizontal, or neutral.

Compositional complexity is increased with each massing block that is added to the main core mass of a structure. This could be from porch massing, side wings, or other extensions.

Directional expression involves how the massing components are stacked or aligned to create an overall form that is vertical or horizontal.

Both of the newly constructed homes above have a symmetrical form at their front elevation. However, the home at the right has a much more complex composition than the home on the left. The simplicity of the composition is dictated by the historic surroundings for new construction projects.

Roof forms can have a major impact on the perceived scale and massing of a structure. Roof forms involve the roof shape, its pitch or slope, and differing degrees of complexity.

The different roof shapes are more fully explored in a previous chapter. Roof shapes for new construction should relate to the shapes of nearby historic structures.

Ideally, roof pitch for new construction is within 10% of the average pitch of nearby historic buildings. When the property is in an area of great variance in roof pitch, the pitch should more closely resemble that of the closest historic structure.

Roof complexity, such as the use of multiple roof shapes, asymmetrical designs, dormers, etc., has the ability to impact the overall perceived scale and massing. These effects should be considered when planning the building form and in relating the degree of complexity to that of the historic examples nearby.

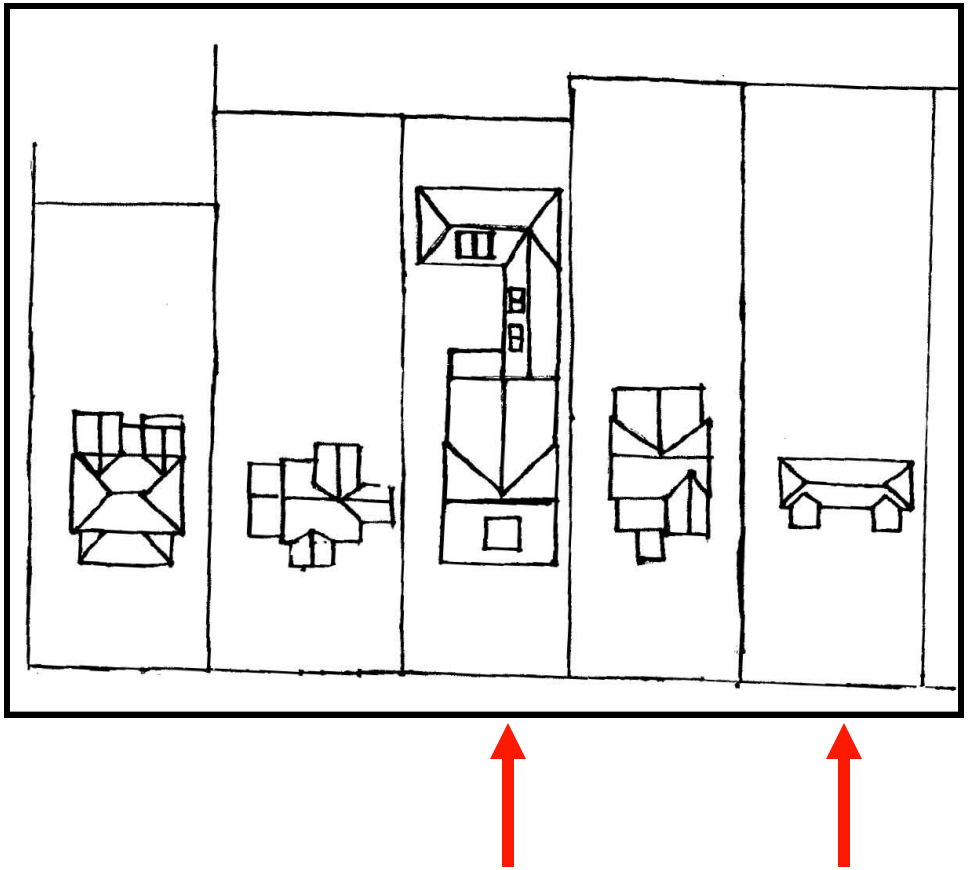
The flat roof of the structure in the middle does not maintain a similar form or complexity with its neighbors.

The importance of the foundation as an element of scale and massing cannot be discounted. Foundations are a traditional component of most non-commercial historic architecture and should be integrated into new construction to allow the foundation heights of the new structure to similarly align with the historic examples nearby. For this reason, slab foundations are not generally appropriate in historic areas. Diminished foundation proportions have a negative effect on massing and visual character. This is also true of foundation heights that greatly exceed those of their neighbors.

The building in the center has a much taller foundation than the buildings on each side. This makes a building that would otherwise be appropriate out of scale with its surroundings.

5b.4: Footprint

The footprint of a building is the area of ground covered by the structure, including any porches or other open spaces. The footprint of a building, along with the massing and placement, create an overall form for existing construction that new construction needs to respect. This form is typically one of small footprints for small lots with larger footprints for larger lots. However, where current lot configuration does not conform to the historic precedent for the area, the lot size is not always an indication of an appropriate footprint. For example, in a area of smaller lots historically, where three lots have been combined together to form a parcel significantly larger than the precedent, the new construction footprint would not be appropriate at three times the historic examples just because the parcel is larger.



While one building has too large of a footprint to fit into the area, another is equally inappropriate with too little footprint.

5b.5: Height

The height of a structure is typically measured as an overall dimension from the ground to the peak of the roof. This overall height, as well as the height of the eaves and foundation, are key points for new construction to exhibit compatibility with nearby historic examples.

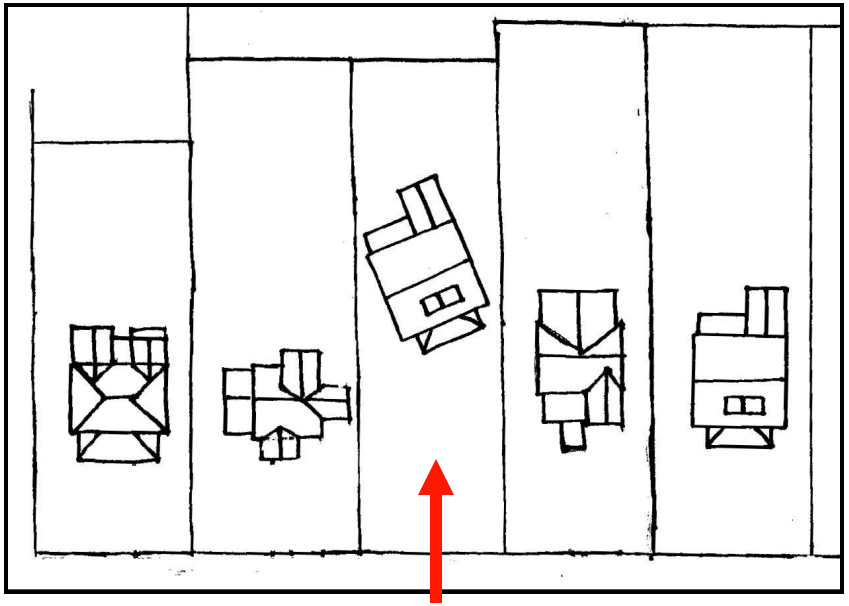
Compatibility does not necessarily mean exactly matching the measurements of the existing structures, but that the new construction is in relative conformity. The height of the proposed structure in comparison to surrounding structures should be indicated on the plans provided with an application for new construction.

While all different overall heights, these three structures share a similar height for the finished floor and the first and second floors somewhat align. By using a common scale, these three buildings co-exist appropriately while being very different architecturally in many other ways.

The placement of a new structure has the ability to reinforce the rhythm of development for a historic area by conforming to the precedent. Placement refers to a structure's physical location on the parcel with regard to the setbacks from right-of-way and spacing between the property lines and other structures, orientation of entrances and maintenance of traditional building lines.

Area precedent has often set a traditional façade line as a visual line created by the fronts of buildings along a street. Disrupting the traditional façade line by having a new structure too close to a street or too far back is considered inappropriate. Similarly, area precedent has often set a common spacing at the sides of structures from the property lines and neighboring properties. Such spacing should be maintained.

Orientation refers to the positioning relative to the direction planes. Typically front elevations are oriented parallel with the street and side elevations are oriented parallel to adjoining properties. Orientation also refers to the placement of the primary entrance, which is most often toward the primary street frontage.



The building on the middle lot has not used proper setbacks or orientation. It has been placed too far from the street, the entrance does not face the street, and the sides of the building do not align with the property lines or the neighboring structures.

Similarity of materials and ornamentation is another component of appropriate new construction in a historic area. Compatibility of materials and details does not mean copying of historic examples or even pulling representative details from multiple nearby examples. Compatibility means that a new structure blends in with its surroundings. Materials are similar enough to not be visually obtrusive, details are present in similar quantity and positioning, and a similar solid-to-void ratio is found.

Compatibility of materials means that the texture of the new material is similar to that of the nearby historic examples. In this way, a new brick structure would be out of place among only frame structures, but a new structure utilizing wood or even a concrete composite closely mimicking wood could appropriately fit in. Both traditional and modern materials will be considered, provided the materials are appropriate in their texture, finish, and longevity. Data sheets on novel or very new building materials should accompany an application for their use.

Each of these buildings could use a variety of exterior materials that would complement their design. To determine which materials are best for a given project, look to the historic structures in the area for any common themes.

Compatibility of details first starts with the level of detail being in keeping with the historic precedent. An area with all high style, very ornamented structures demands that new construction maintain the level of detail used on a new structure. The location of detailing may also play a role. If an area precedent has highly detailed front porches, for instance, then new construction should also include detailing at the front porch If an area is home to only modest, vernacular structures with very little ornamentation, then new construction of a highly styled design would be out of place.

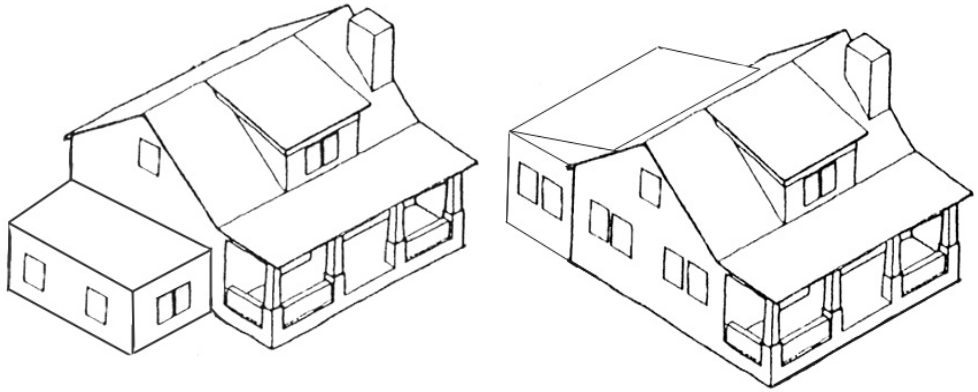
Solid-to-void ratio is the amount of space on an elevation devoted to window or door openings compared to the amount of wall siding area. Historic development often included a significant number of windows and doors with all sides of a structure seeing such voids. New construction should follow the precedent for the area in terms of the solid-to-void ratio.

The front porch design and the front gable details shown here reference similar features in the neighborhood without mimicking any particular structure or appearing falsely historic.

Additions are very similar to construction of a whole new structure in terms of the criteria for appropriateness. Additions need to respect the existing structure as well as the area as a whole in regard to scale and massing, placement and orientation, materials and details. Ideally, additions to historic structures are undertaken in such a way that the project could be reversed without major damage to the original structure.

The starting place for designing an appropriate addition is generally with placement. It is rarely appropriate for any addition to extend forward of the front building line of an existing main structure, particularly for contributing historic properties. Additions are ideally located behind the existing structure; however, additions to side elevations are possible to some architectural styles and building settings with careful planning and set back as far as possible from the front building line. The massing for additions is ideally situated as a distinct form from the existing structure so that the addition does not falsely appear as part of the original structure. This is generally accomplished by a recess of the addition several inches from the existing corners.

The new form, once distinguished as an addition, is usually given a scale slightly less than that of the existing structure. Attention is paid to foundation height, wall heights, window heights, etc. As with a whole new structure, construction of additions should not involve replication of the existing details. Simplification and generalization of the details will allow the addition to complement the existing structure without creating a false history.



When placed at the side, the addition disrupts the symmetry of the original house and its shallow roofline is out of place. By placing the addition at the rear, it better preserves the original form.

Accessibility is defined as ease of access and refers to the ease of access for persons with lessened mobility. Accessibility is often required for businesses or other public spaces and may be desired for residential properties on a permanent or temporary basis.

Accessibility can often be gained without compromising the character of a building or area. As with any other addition, adding an accessibility device, such as a ramp or lift, is ideally accomplished at a rear entrance or side entrance. However, given the hilly topography of Athens-Clarke County, it is expected that a few properties facing extreme slopes at the rear elevations may seek to add accessibility features to front elevations.

When contemplating an addition to a front elevation, determine where the feature can be least obtrusive and best blend with the site. The side of a front porch can often be used as a place to attach ramps and lifts without disrupting the visual characteristics of the front more than necessary. Materials should bear some relationship with those of the structure the access feature is serving but should not seek to copy the historic design in every detail. In some cases a ramp that is exposed to the weather will need to be constructed of a material different from a covered porch treatment. These materials should still relate to the structure and allow the ramp to blend into the environment.

This ramp was able to utilize an existing side entrance in a way that was easily reversible.

Maintenance Not Needing Review

New Construction does not qualify as maintenance and always requires review.

Work Potentially for Staff Level Review

New Construction of additions to a non-primary elevation when under 30% of the existing building size and under 500 square feet and not significantly visible from the public right-of-way.

See 4g:7 regarding new construction of accessory buildings.

Introduction of uncovered, rear decks not to be significantly visible from any public right-of-way

Work Requiring Review at a Public Hearing

All new construction of a main structure and additions, other than small, non-visible addition and rear decks noted above, require review before the HPC.

Photo courtesy of Rick Selleck

The purpose of historic designation is the protection of properties and areas that impart a special character. Therefore, the removal of structures from a designated property is a very significant change. Even non-historic structures can contribute to an area by filling a space within a pattern of development. Empty parcels are often compared to missing teeth in a smile. No matter how lovely the remaining structures are maintained, the missing tooth will stand out and detract from the whole.

For this reason, demolition and relocation are very carefully reviewed following established criteria. The Historic Preservation Commission will review all criteria when reviewing any demolition or relocation request. Therefore, it is recommended that applications for these actions reference the related criteria.

1. Demolition Criteria
2. Relocation Criteria

6a.1: Demolition Criteria

Demolition, whether involving the wholesale loss of a structure or the partial loss of particular areas of a structure, is a decision that can not be undone. Reversibility, one of the major guideline standards, is not possible short of reconstruction with new materials. This loss is a permanent loss of the evolution of a property or an area and, therefore, every demolition request is given serious review and consideration. According to Section 8-5-6 (f) of the Historic Preservation ordinance, applications for demolition are to be reviewed based on the following criteria:

1. The historic, scenic or architectural significance of the building, structure, site, or object;
2. The importance of the building, structure, site, or object to the ambiance of a district;
3. The difficulty or impossibility of reproducing such a building, structure, site, or object because of its design, texture, material, or unique location;
4. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or Athens-Clarke County;
5. Whether there are definite plans for use of the property if the proposed demolition is carried out and what the effect of those plans on the character of the surrounding area would be ;
6. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse; and
7. Whether the building, structure, site, or object is capable of earning a reasonable economic return on its value.

6a.2: Relocation Criteria

Relocation involves the removal of a structure or portion of a structure and moving it to a new location on the same parcel or another property. While relocation does have a greater potential for reversibility than demolition, it is almost always a permanent change. Similar to demolition, relocation allows for the evolution of a property or area to be forever altered. According to Section 8-5-6 (e) of the Historic Preservation ordinance, applications for relocation are to be reviewed based on the following criteria:

1. The historic character and aesthetic interest the building, structure, or object contributes to its present setting or historic district;
2. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area or historic district will be;
3. Whether the building, structure, or object can be moved without significant damage to its physical integrity; and
4. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure, site or object.

Additions to structures in the past came about in the same way that additions do today. As technology changed, what were once separate structures, such as kitchens and bathrooms, moved to the main structure. A more recent example would be the inclusion of the garage as part of the main building mass or the enclosure of a porch because interior climate control made it less necessary. Additions also often result from a simple need for more space or a desire to change to a more current architectural style. In this way, additions speak to the evolution of the particular property, as well as the possible evolution of the community and technology improvements.

For this reason, retention of later additions is a major tenet of historic preservation and an important area of review. Applications seeking demolition, relocation, or major alteration of previous additions will be reviewed in terms of their contribution to the overall building character, overall building appearance, and understanding of the building evolution. Physical condition of the addition may be considered along with the other criteria.

When submitting an application for demolition or relocation, the materials to submit remain an important and necessary element just as with any other type of review. The review is largely based on the evidence submitted and providing a complete understanding of the property is the responsibility of the applicant. The following are the major components of such an application; however, applicants should discuss particular projects with staff for a complete list of requirements.

1. Site plan or plat of the property with the structure(s) to be demolished or relocated clearly indicated.
2. Photographs of each side of any structure to be demolished or relocated.
3. Written professional opinion of the structure's condition when stating condition as a major reason for the request.
4. Written documentation of the owner or applicant's understanding of the building history and evolution based on site evidence, oral history, photographic evidence, or research of such items as Sanborn Maps or city directories.

Maintenance Not Needing Review

Demolition and relocation are not considered maintenance and review is always needed.

Work Potentially for Staff Level Review

Demolition or relocation of non-historic accessory structures.

Demolition of non-historic additions that are not significantly visible from the public right-of-way and where the revealed wall does not need changes requiring HPC review and the area being demolished does not exceed 50% of the gross building square footage.

Work Requiring Review at a Public Hearing

Demolition or relocation of any full main structures or any historic accessory structure or partial demolitions not allowed for staff level review.

A. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

B. Local Tax Freeze Application Process

The tax freeze program, started in 1995, allows for properties meeting certain conditions to have their property tax assessments frozen for eight years with a 50% increase toward the difference (in the former and then current values) for the ninth year and a return to the then current assessment the tenth year. The conditions of eligibility are:

- Properties within residential zoning districts must conform to the zoning classification. Land use is not a determining factor for properties not zoned residential.
- Properties must be considered contributing at the National or State level, as well as at the local level. Contributing means that the property contains enough historic details or character to add historic value to the area.
- Properties cannot receive this local tax freeze simultaneously with any benefits through the State Rehabilitation Act. Sequential benefits are allowed.

Some important notes about the tax freeze program:

- The property will continue to receive assessments during an approved freeze. While the tax bill will still reflect the frozen assessment, any dispute about assessments should be made when notified of the change rather than when the freeze has ended.
- While the property assessment on which the taxes are based will be frozen, the millage rate will not. Therefore, the actual amount paid may fluctuate.
- The freeze runs with the property and transfers to new owners.
- The freeze can only be received once. Applicants can contact the tax assessor if unsure of a past approval.

Applications for the Tax Freeze may be printed from the Planning Department website at www.athensclarkecounty.com/planning or picked up at the Planning Department.

Historic property designation is possible on the National, State, and Local levels. Property may be designated at only one level or all three. Each level offers its own incentives, rewards, and challenges.

National designation means that a property, site, or district is listed in the National Register of Historic Places. This is a listing maintained by the federal government through the National Park Service. Being listed in the National Register provides formal recognition of a property's historical, architectural, or archaeological significance based on national standards. National Register designation identifies significant historic properties that can be taken into account in a broad range of preservation and development activities. It also ensures that these properties will be considered in the planning of state or federally assisted projects. National Register listing does not place obligations on private property owners to rehab structures, nor does it require any review of renovation or new construction on the property. Various grants or tax incentives may be possible for projects at listed sites depending on the project and available monies at that time.

State level designation means that a property is listed in the Georgia Register of Historic Places. The Georgia Register uses the same criteria and documentation procedures as the National Register of Historic Places. Properties listed in the National Register are automatically listed in the Georgia Register. However, properties in the Georgia Register are not included in the National Register unless they are separately nominated. The Georgia Register is the state designation referenced by state laws and regulations regarding state grants, property tax abatements, the Georgia Environmental Policy Act, the State-owned Historic Properties Act, and other state preservation and environmental programs.

Local designation has different meanings for different communities. For properties in Athens-Clarke County, local designation means that protective measures are in place to review changes for their appropriateness and compatibility. This is the Certificate of Appropriateness process. Another aspect of local designation is the potential to qualify for the Historic Property Tax Freeze.

D. How to Get Started Researching a Property's History

With only a relative few historic properties in Athens-Clarke County having received comprehensive documentation of their history, many property owners find themselves needing to track down more information on their property or neighborhood to satisfy their curiosity or assist in understanding how that history relates to the current condition. A few research materials are available online, with many more resources available at several area libraries and record rooms.

One of the most informative and interesting collections for research are the Sanborn Maps. These maps were produced for a national insurance company starting in the late 19th Century and continued to the middle of the 20th Century. These maps were produced every few years and show all structures noted at that time in the areas covered. The maps are coded to identify the number of stories a building had and the roofing material as well as sometimes noting information about windows and accessory building's use. The original maps are also color coded to indicate the type of construction. By using these maps you can learn the date range of construction or know that the structure pre-dates the earliest map for the area and how the building and its surroundings changed throughout the years. The maps are available online for the years of 1885 to 1918 at http://dlg.galileo.usg.edu/sanborn/. For the later maps, black and white copies are available on microfilm at the Heritage Room within the Athens-Clark County Library.

Another great resource is the collection of City Directories. These directories are the telephone books of the early days and include a reverse directory, similar to what can be found online where a property address can be searched rather than a name. Tracking tenancy of a property can tell you who lived at that location, often if the person owned the property, and sometimes how long they had owned the property or their occupation. Tracking the tenancy back until there is no listing for the property can be a big clue into the age of a structure. The advised way to use these directories is to start in more recent times and work backwards to not be derailed by changes in street names and numbering that might have occurred. City directories for Athens date back to the 1880's and are available at both the Heritage Room of the Athens-Clarke County Library and the Georgia Room at the Hargrett Rare Book and Manuscript Library on the University of Georgia campus.

Learning the names of previous owners of a property enables one to best research property deed records. These records from the past 50 years or so are still located at the Clarke County Courthouse. Older records dating back to 1801 are available at the Heritage Room of the Athens-Clarke County Library as are tax digests for the first half of the 19th Century, estate records, and other court documents and census information prior to 1930. While past issues of the local newspapers are available as well, they have not been indexed and, therefore, can prove difficult to use without specific dates of interest. For properties that have a past association with the University of Georgia, the Red and Black newspaper, which began in 1893 as a student publication, is now archived and indexed online at www.redandblack.libs.uga.edu .

Another potential resource is the vertical file materials located in the Georgia Room at the Hargrett Rare Book and Manuscript Library on the University of Georgia campus. These files are indexed by biographies, city and county, and university topics and primarily include newspaper clippings. The index for these files is available online at http://www.libs.uga.edu/hargrett/garoom/vert.html. Other resources at this location include the 1967 Athens-Clarke Heritage Foundation House Survey forms which include some written documentation and a photograph for each of the approximately 800 properties surveyed. Other historic photographs might be included in various manuscript collections or within the limited photograph specific collections, but these small collections will not contain photographs for the majority of the historic properties in Athens-Clarke County. An index for the manuscript collection can be accessed online through the website for the Hargrett Rare Book and Manuscript Library on the University of Georgia campus.

Architectural style: A categorization based on the external ornaments or decoration of a building.

Architectural type: A categorization based on the unadorned, overall core form of a building, such as its shape and floor plan.

Balustrade: A railing supported by a row of balusters and posts usually along the open edge of a porch.

Battered Column: A column that is wider at its bottom sloping to a smaller width at the top. Often associated with the Craftsman style of architecture.

Brackets: Decorative or structural units found at right angles such as where a wall and roof eave intersect.

Certificate of Appropriateness (COA): A document certifying that a specified project has been found appropriate for a property and/or a historic district.

Chamfer: A beveled edge often seen on the corners of square porch columns for decorative effect.

Contributing Status: Refers to a building or property that adds to the aesthetic qualities or historic values for which a district is significant because it possesses integrity reflecting the district's character or independently meets design criteria.

Cornice: A horizontal projection that crowns or completes a wall or building with differing degrees of ornamentation possible.

Curb Cut: A designed location for access between street and properties usually associated with driveway locations.

Dentils: A series of small rectangular blocks below a cornice resembling a row of teeth.

Eave: Projecting overhang at the lower edge of a roof.

Exposed Rafter: The revealed end of a rafter or sloped beam supporting a roof, which is not obscured by the roof.

Façade: The face of a building, especially the principal face.

Fascia: A flat horizontal band between moldings, especially in a classical entablature.

Fluted Column: A long rounded groove incised on the shaft of a column for decorative effect.

Glazing: Glass set in frames such as that found at windows and doors.

Historic Addition: Any portion of a building was added more than 50 years prior to the date of the request.

Historic Preservation Commission (HPC): The board appointed to make decisions about appropriate changes to historic properties and districts and recommend historic designation of properties among other tasks.

In-Kind: Without change to design or materials.

Landmark Tree: A designation granted as part of a landscape management division program to recognize specific trees for qualities such as age, canopy size, uniqueness, historic association, or other qualities.

Light Configuration: Refers to the number of panes a window is divided into for each sash.

Muntin/ Mullion: The member supporting each glass pane in a window.

Mortar: A mixture of bonding materials, such as cement, lime, sand and water, used to bind together bricks or stones.

Non-Contributing Status: Refers to a property or building that does not add to the historic values for which a district is significant because of its age or alteration of historic integrity.

Parapet: A low protective wall around the edge of a roof, often found on flat roofs.

Pediment: A triangular element often used to accent a gable form or over an entrance to reference Greek architecture.

Pilaster: A rectangular column set into a wall, usually for decorative effect.

Porte Cochere: From the French for "coach door", this is a protected underpass along a drive to allow passengers covered entry between vehicle and building.

Portico: A roofed porch supported by columns and providing covered entrance to a building

Primary Elevation: Any street facing side of a building, so always including a front elevation but may include a side or rear depending on the parcel location. Any building not facing a public right-of-way would be a non-primary elevation. A primary elevation would be considered visible from the public right-of-way despite any vegetation.

Primary Roofline: All main roof massings not including possible secondary roof massings such as porches, dormers, bays, etc.

Roof Pitch: The angle of a roof slope.

Sanborn Map: Historic insurance map often used to help understand the historic development of an area or property.

Sash, Window: A frame in which the panes of a window are set.

Secretary of the Interior's Standards for Rehabilitation: Federally created design guidelines. See Appendix A.

Sidelight(s): Vertical glazing located on one or both sides of a door sometimes with paneling at the lower half.

Soffit: The underside of the overhang on a roof.

Transom: A window above a door.

Truss: A framework of beams designed to support a roof.

Local Level

Historic Athens
Fire Hall No.2
489 Prince Avenue
Athens, Georgia 30601
Phone: 706-353-1801 Fax: 706-552-0753
Website: www.historicathens.com
Executive Director: Tommy Valentine

Athens-Clarke Public Library Heritage Room
2025 Baxter Street
Athens, Georgia 30606
Phone: 706-613-3650 Eamil: heritageroomref@athenslibrary.org
http://www.athenslibrary.org/athens/departments/heritage

Athens Historical Society, Inc
PO Box 7745 Website:www.rootsweb.com/~gaahs
Athens, Georgia 30604-7745

Clarke-Oconee Genealogical Society
PO Box 6403 Website:www.rootsweb.com/~gacogs/
Athens, Georgia 30604

Russel Special Collections Building and Hargrett Library– Georgiana Collection
300 S. Hull Street
Athens, GA 30602
Phone: 706-542-7123 Fax: 706-542-0672
Website: http: www.libs.uga.edu/hargrett/garoom/index.html

State Level

Georgia Historic Preservation Division
Jewett Center for Historic Preservation
2610 GA Hwy 155, SW
Stockbridge, GA 30281
770-389-7844 Website: www.gashpo.org

Georgia Alliance of Preservation Commissions
P.O. Box 1453
Flowery Branch, Georgia 30542

Website: www.georgiahpcs.org

Georgia Trust for Historic Preservation
1516 Peachtree Street, NW
Atlanta, Georgia 30309
Phone: 404-881-9980 Fax: 404-875-2205
Website: www.georgiatrust.org

National Level

National Park Service
www.nps.gov/history/preservation.htm
For some excelling training materials visit:
http://www.nps.gov/history/hps/tps/online_ed.htm

National Trust for Historic Preservation
2600 Virginia Avenue, NW
Washington, DC 20037
Phone: 202.588.6000 Phone: 800.944.6847
Fax: 202.588.6038 Website: www.savingplaces.org

Preservation Action
1307 New Hampshire Avenue NW
Washington, DC 20036
Phone: 202-463-0970 Fax: 202-463-1299 Website: www.preservationaction.org

National Alliance of Preservation Commissions
P.O. Box 1011
Virginia Beach, VA 23451
Phone: 757-802-4141 Website: www.napcommissions.org